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# SAN FRANCISCO PLANNING DEPARTMENT

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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                               |                                                                             |                                              |                                                                 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                               |                                                                             | Block/Lot(s)                                 |                                                                 |
| 1743 46th Ave.                                                                                                |                                                                             | 2003/011                                     |                                                                 |
| Case No.                                                                                                      | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1300E                                                                                                    | 201309096255                                                                | 12/15/2012                                   |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                   | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Three-story rear addition; front facade alterations. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |



|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                              | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                          | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                         |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                         |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. <b>GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                     |                                                                                                                                                                                                                                   |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                         |
| <input checked="" type="checkbox"/> | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>Per PTR dated 7/25/2014</i> |

**Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

|                          |                                                                                                                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. <b>GO TO STEP 6.</b>             |
| <input type="checkbox"/> | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b> |

Comments (optional):

Preservation Planner Signature:

*A. Kirby*

*10/2/2014*

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                            |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |                            |
|                                                                                                                                                                                                                                                                                                                                                                    | Planner Name:<br><br>Project Approval Action:<br>Select One<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                | Signature:<br><br><br><br> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                             |                            |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





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# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax  
415.558.6409

Planning  
Information:  
415.558.6377

|                                        |           |                                |           |
|----------------------------------------|-----------|--------------------------------|-----------|
| <b>Preservation Team Meeting Date:</b> | 9/25/2014 | <b>Date of Form Completion</b> | 9/25/2014 |
|----------------------------------------|-----------|--------------------------------|-----------|

|                             |                           |                      |
|-----------------------------|---------------------------|----------------------|
| <b>PROJECT INFORMATION:</b> |                           |                      |
| <b>Planner:</b>             | <b>Address:</b>           |                      |
| Alexandra Kirby             | 1743 46th Avenue          |                      |
| <b>Block/Lot:</b>           | <b>Cross Streets:</b>     |                      |
| 2003/011                    | Moraga and Noriega Street |                      |
| <b>CEQA Category:</b>       | <b>Art. 10/11:</b>        | <b>BPA/Case No.:</b> |
| B                           | N/A                       | 2014.1300E           |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 3/25/2013 |
|------------------------------------|-----------|

|                                                                                               |                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                        |                                                        |
| <input type="checkbox"/>                                                                      | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                      | If so, are the proposed changes a significant impact?  |
| <b>Additional Notes:</b>                                                                      |                                                        |
| Submitted: Supplemental Information form prepared by project sponsor.                         |                                                        |
| Proposal is to construct a vertical and horizontal expansion and redesign the primary facade. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| <b>Historic Resource Present</b>                                                                                      |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

1743 46th Avenue was constructed in 1941 by the Standard Building Company as part of a tract that encompassed the entire block. The subject property is a one-story-over-garage, wood frame, single family residence with a side stair leading to the main entrance. The primary facade features stucco siding with a central window and false gable parapet clad in horizontal wood siding. The building retains a high degree of integrity and has undergone few exterior alterations.

Based on historic research conducted by the sponsor and preservation planning staff, 1743 46th Avenue does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. The original owner, Edith McCoy, was a registered nurse who resided at the property until 1954, when it was sold to Mary E. Reid. The residence sold numerous times through the late 1950s into the 1970s. The known occupants and owners of the residence do not appear to be figures of historic significance. The design of the building is vernacular with Mediterranean Revival influences, featuring minimal, abstracted details, and is not exemplary of the style. Therefore, the subject building does not appear to be of historic significance under Criterion 3 (Architecture).

The subject block is residential in character and was constructed entirely in 1941 by the Gellert brothers of the Standard Building Company in various styles, although identical in construction and layout. The Standard Building Company was prolific in the number of homes constructed in the Sunset District and throughout the Bay Area between the 1920s and 1970s, however the subject tract does not represent an exemplary collection of their buildings, nor is it unique in design. Overall, there does not appear to be an eligible historic district in the immediate vicinity.

Based upon a review of information in the Department's records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

|                                                                                     |           |
|-------------------------------------------------------------------------------------|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:     |
|  | 10-4-2014 |







# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0384E  
Project Title: 2833 Vallejo Street  
Zoning: RH-1(D) (Residential House, One-Family Detached)  
40-X Height and Bulk District  
Block/Lot: 0958/023  
Lot Size: 3,436 square feet  
Project Sponsor: Vivian Lee, Edmonds + Lee Architects  
(415) 285-1300  
Staff Contact: Erik Jaszewski - (415) 575-6813  
Erik.Jaszewski@sfgov.org

1620 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax  
415.558.6409

Planning  
Information  
415.558.6377

### PROJECT DESCRIPTION:

The project site is located mid-block on Vallejo Street between Broderick and Baker Streets in the Pacific Heights neighborhood. The existing lot slopes toward Vallejo Street at a grade of approximately 34 percent and contains a 40-foot-tall, three-story, single-family home built in 1925 with detached ground-floor parking garage; these two structures total approximately 3,385 square feet and occupy a majority of the site. The proposed project involves interior and exterior alterations to the existing single-family home. Interior alterations include excavation into the lot's existing slope to create a basement and enlarge the garage, first-story, and second-story, thereby combining the existing house and garage into a single structure.

### EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(2)).

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### REMARKS:

See next page.

OCT 14 2014

### DETERMINATION:

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I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones  
Environmental Review Officer

October 6, 2014  
Date

cc: Vivian Lee, Project Sponsor  
Shelley Caltagirone, Preservation Planner  
Supervisor Mark Farrell, District 2 (via Clerk of the Board)

Distribution List  
Historic Preservation Distribution List  
Virna Byrd, M.D.F.



**PROJECT DESCRIPTION (continued):**

The proposed exterior alterations involve changes to the building's façade; the project would remove the existing Mansard roof, construct a balcony on the top floor, and modify building's appearance using stucco treatments and window glazing. Terraced landscaping would also be constructed on top of the expanded ground-floor garage. In addition to altering the interior layout of the existing house and excavating a new basement, excavation would occur on the lower floors to expand the existing living space. The garage, basement, first-story, and second-story additions would provide approximately 3,225 square feet of additional area, resulting in an approximately 6,610 square-foot single-family residence.

**Project Approvals**

The proposed project would require the following approvals:

- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a building permit.

**Approval Action:** The proposed project is subject to notification under Section 311 of the Planning Code. If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. If no Discretionary Review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:**

Historic Resources. The proposed project involves alteration of a building constructed in 1925, which is considered a Category B – potential historic resource by the Planning Department. In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 2833 Vallejo Street is an historic resource as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

As the proposed project would involve alteration of a property over 45 years old, an Historic Resource Evaluation (HRE) report was prepared<sup>1</sup> and reviewed by the Department in a subsequent Historic Resource Evaluation Response (HRER).<sup>2</sup> Based on the information provided in the HRE report cited above, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district. The Planning Department concurs with the historic significance analysis presented in the HRE report and has briefly summarized the historical significance arguments below.

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<sup>1</sup> Preservation Architecture, Historic Consultant. 2833 Vallejo Street San Francisco: Historic Resource Evaluation. Historic Resource Evaluation. November 14, 2014. This report is available for review as part of Case No. 2014.0384E.

<sup>2</sup> Historic Resource Evaluation Response. Shelley Caltagirone. September 18, 2014. A copy of this document is attached.

The 2833 Vallejo Street site contains a 40-foot-tall single-family home with a detached parking garage, located in San Francisco's Pacific Heights neighborhood. The area surrounding the subject property is exclusively residential and characterized by detached, two- to three-story single-family dwellings featuring front and side setbacks. Construction dates for buildings located on the subject block range from circa 1875 to 1999, although most were built between 1905 and 1924. This is reflected in the architecture of the building stock, which includes examples of buildings designed in the Shingle (First Bay Region), Classical Revival, Renaissance Revival, Colonial Revival and Mediterranean Revival styles, as well as vernacular designs. Many of these buildings, particularly those along the north side of Vallejo Street, are large, architect-designed residences featuring superior craftsmanship.

2833 Vallejo Street is not associated with any significant events. Therefore, the property is not eligible for listing in the California Register under Criterion 1 (Events).

The subject building was not associated with the lives of residents or owners important in our local, regional, or national history. None of the owners and occupants were influential or claim any noteworthy accomplishments that would make the property significant by association. The building was modified by noted Bay Area preservationist Tommy Enid Thompson Sales; however Sales' work at 2833 Vallejo Street does not characterize her career as a preservationist in reflecting the ideals of preserving the original design of historic buildings. Therefore, the property is not eligible for listing in the California Register under Criterion 2 (Persons).

The house at 2833 Vallejo Street is not a distinctive work of architecture and is not associated with a noteworthy architect. The subject house and garage are a composite design, portions of which are original to the 1925 construction and portions of which date to the 1965 renovation. The building in its current altered state has no period of architectural interest, importance or distinction. Therefore, the property is not eligible for listing in the California Register under Criterion 3 (Architecture).

Finally, based upon a review of information in the Department's records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the build environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criterion 4.

The project site is near an eligible Pacific Heights historic district located at the western edge of the neighborhood in an area roughly bounded by Pacific, Lyon, Steiner and Green streets. The site is not a contributor to this district, nor located within an identified historic district.

In light of the above, the property is not eligible for listing in the California Register either individually or as a contributor to a potential historic district. Planning Department staff has thus determined the property at 2833 Vallejo Street is not an historical resource as defined by CEQA. Therefore, the proposed alteration of the existing structure at 2833 Vallejo Street would not have a significant impact related to historic resources.

Geology. The project is located on a slope of approximately 34 percent and involves excavation of approximately 10 feet below grade to accommodate the proposed lower garage-level expansion. Additionally, excavation of the existing structure's crawl spaces would occur within the building envelope to accommodate the proposed residential additions. A Geotechnical Investigation Report was prepared by a registered professional geotechnical engineer to investigate subsurface soil conditions and determine the suitability of development on the site from a geotechnical standpoint.<sup>3</sup> The investigation involved a reconnaissance of the site and vicinity; sampling and logging two test borings to a maximum depth of 12 feet below-ground; laboratory testing conducted on selected samples of the earth materials recovered from the borings; a review of published geotechnical and geologic data pertinent to the project area; and geotechnical interpretation and engineering analyses.

The report noted that the primary geotechnical concerns are founding improvements in competent earth materials, support of temporary slopes and adjacent improvements, and seismic shaking and related effects during earthquakes.

The soil and bedrock conditions encountered generally consisted of sandy soils increasing in density to the total drilling depth, with one boring encountering some surface silt and clay. Groundwater was not encountered in the borings.

The Geotechnical Investigation Report concluded that the site is suitable for the proposed development provided the incorporation of the following recommendations: (1) areas to be graded should be cleared of debris, deleterious materials, and vegetation, and then stripped of the upper soils containing root growth and organic matter; (2) soft soil locations should be over-excavated and filled with engineered fill; (3) exposed soils to receive fill should be cut, scarified, and compacted; (4) on-site soil is sufficient for fill material; (5) fill should be compacted to at least 90 percent relative compaction; (6) temporary slopes will be necessary during excavations and should be constructed in conformance with OSHA standards; (7) finished cut and fill slopes should be constructed at an inclination not exceeding a 2:1 horizontal to vertical ratio; and (8) care should be taken to adequately support the adjacent improvements.

The proposed project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the Department of Building Inspection (DBI) permit review process. DBI would review background information including the Geotechnical Investigation Report to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. The project sponsor has agreed to implement these measures, subject to review by DBI. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

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<sup>3</sup> H. Allen Gruen, Geotechnical Engineer. *Report: Geotechnical Investigation Planned Improvements at 2833 Vallejo Street San Francisco, CA.* Geotechnical Report. February 19, 2014. This report is available for review as part of Case No. 2014.0384E.

***Exemption Class***

State CEQA Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for up to 10,000-square-foot additions to existing structures provided that public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Public services are available to support maximum development on the project site, and the site is not located in an environmentally sensitive area. The project involves additions of approximately 3,325 square feet, well under the 10,000-square-foot limit; therefore, the project qualifies for exemption from further CEQA review under Class 1.

***Summary***

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.







# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

*Date Reviewed:* September 18, 2014 (Part 1)  
*Case No.:* 2014.0384E  
*Project Address:* 2833 Vallejo Street  
*Zoning:* RH-1(D) (Residential, House, Single-Family, Detached) Zoning District;  
40-X Height and Bulk District  
*Block/Lot:* 00958/023  
*Staff Contact:* Shelley Caltagirone, Preservation Planner  
(415) 558-6625  
[shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org)

1699 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PART I: HISTORIC RESOURCE EVALUATION

#### Building and Property Description

The parcel is located on the south side of Vallejo Street between Broderick and Baker streets in the Pacific Heights neighborhood. The property is located in an RH-1(D) (Residential, House, Single-Family, Detached) Zoning District and a 40-X Height and Bulk District. 2833 Vallejo Street is a two-and-a-half story, single-family, residence with a single story, detached, 2-car garage located at the front property line. For a full property historic context and architectural description, please refer to the attached Historic Resource Evaluation (HRE) report prepared by Preservation Architecture (November 2013).

#### Pre-Existing Historic Rating / Survey

The subject property is not listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed 1925) and the previous evaluations.

#### Neighborhood Context

2833 Vallejo Street is located in San Francisco's Pacific Heights neighborhood, an area roughly bounded by Green Street on the north, California Street on the south, Van Ness Avenue on the east, and Presidio Avenue and Lyon Street on the west. The area surrounding the subject property is exclusively residential and characterized by detached, two- to three-story single-family dwellings featuring front and side setbacks. Construction dates for buildings located on the subject block range from circa 1875 to 1999, although most were built between 1905 and 1924. This is reflected in the architecture of the building stock, which includes examples of buildings designed in the Shingle (First Bay Region), Classical Revival, Renaissance Revival, Colonial Revival and Mediterranean Revival styles, as well as vernacular designs. Many of these buildings, particularly those along the north side of Vallejo Street, are large, architect designed residences featuring superior craftsmanship.

## CEQA Historical Resource(s) Evaluation

### Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

| Individual                                                                                                            | Historic District/Context                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                           |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                         |
| Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                       | Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |
| Period of Significance:                                                                                               | Period of Significance:<br><input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor                           |

Based on the information provided in the HRE report cited above, the Department finds that the subject property does not appear to be eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district. The Planning Department concurs with the historic significance analysis presented in the HRE report and has briefly summarized the historical significance arguments below.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

2833 Vallejo Street does not appear to be associated with significant events such that it would be individually significant under the Criterion. The subject block also does not appear significant under Criterion 1 as a potential historic district. The subject block was essentially built out over a period spanning more than 50 years and does not singularly demonstrate any specific or important association with development of the Pacific Heights neighborhood. It is therefore determined that the property is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1.

**Criterion 2: It is associated with the lives of persons important in our local, regional or national past;**

There is no information provided in the HRE report or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of residents or owners important in our local, regional, or national history. None of the owners and occupants was influential or claims any noteworthy accomplishments that would make the property significant by association.

However, the property is loosely associated with Tommy Enid Thompson Sales, a Bay Area woman distinguished by her career as a preservationist. According to her obituary in the Reed College magazine, published in June 2014, and an SF Chronical article published in January 2008, Sales (born in 1922 and died in 2008) was known for saving hundreds of Victorians in San Francisco and for advocating for preservation on the Monterey Peninsula. In 2006, the California Preservation Foundation named her preservationist of the year. She restored dozens of historic homes in the Bay Area and preserved more than 350 Victorians as head of the San Francisco Redevelopment Agency residential rehabilitation program in the 1960-70s. She was also the first woman to receive a general contractor's license in the state of California in 1962.

Sales, acting as the contractor, designed the 1965 alterations to 2833 Valjejo Street that modernized the front façade. During the renovation, all the original ornamentation from the top of the ground floor to the roof eave was removed, including the ornamental balconies and the corbelled roof eave. The current sets of picture window were installed at this time. Sales work at 2833 Valjejo Street does not characterize her career as a preservationist as it does not reflect the ideals of the movement to preserve the original design of historic buildings. Her career is better illustrated by her association with San Francisco sites such as Bush Street-Cottage Row Landmark District, the homes on Beideman Place and on Ellis and Eddy streets between Divisadero and Scott streets, and many others which she worked on as part of her role in the Redevelopment Agency. Therefore, the subject property does not appear to be eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 2.

*Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The house at 2833 Valjejo Street is not a distinctive work of architecture and is not associated with a noteworthy architect. The subject house and garage are a composite design, portions of which are original to the 1925 construction and portions of which date to the 1965 renovation. The building in its altered state has no period architectural interest, importance or distinction. Therefore, it does not appear to be eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 3.

Based on a neighborhood reconnaissance conducted by Department staff, as well as research performed in conjunction with this report, there is an eligible Pacific Heights historic district located at the western edge of the neighborhood in an area roughly bounded by Pacific, Lyon, Steiner and Green streets. It is exclusively residential and characterized by large, formal, detached dwellings, typically two- to three stories in height, and frequently incorporating front and side setbacks with associated garden and/or site walls. Given the topography of the area, which slopes down steeply from south to north, most of the district contributors are located along the north side of their respective block faces, or along north-south streets where they command sweeping views of San Francisco Bay.

The period of significance for the district is circa 1895 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits a cohesive and consistent

pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces one of the densest concentrations of residences designed by master architects in San Francisco.

The east-west boundaries of the district include all the properties along the north side of Vallejo Street between Lyon and Scott Street; all of the properties along the north side of Broadway Street between Lyon and Divisadero streets—as well as between Scott and Steiner streets; all of the properties along the north side of Pacific Avenue between Lyon and Steiner streets—excepting a small portion in the vicinity of Broderick Street—as well as properties along the south side of Pacific Avenue between Broderick and Scott streets; and properties along both sides of Green Street between Divisadero and Scott streets. North-south extensions of the district include Baker Street between Pacific Avenue and Broadway Street; Divisadero between Pacific Avenue and Green Street; Scott Street between Pacific Avenue and Green Street; and Pierce Street between Broadway and Green streets.

2833 Vallejo Street is located immediately outside of and to the south of the district boundary. Therefore, it does not contribute to the Pacific Heights historic district.

**Criterion 4:** *It yields, or may be likely to yield, information important in prehistory or history;*  
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

#### Step B: Integrity

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

**Location:** ☒ Retains ☐ Lacks  
**Association:** ☒ Retains ☐ Lacks  
**Design:** ☒ Retains ☐ Lacks  
**Workmanship:** ☒ Retains ☐ Lacks

**Setting:** ☒ Retains ☐ Lacks  
**Feeling:** ☒ Retains ☐ Lacks  
**Materials:** ☒ Retains ☐ Lacks

Discussion of integrity is not applicable as the building was not found to be historically significant.

#### Step C: Character Defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

Discussion of features is not applicable as the building was not found to be historically significant.

CEQA Historic Resource Determination

- ☐ Historical Resource Present
- ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☒ No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 9-22-2014







context view of front (NORTH) of 2833 Vallejo Street with adjoining properties  
(photo taken from Google Maps, image date April 2011)



context view of front (NORTH) of 2833 Vallejo Street with adjoining properties  
(photo taken from Vallejo Street, image date Dec 5 2013)





context view of front (NORTH) of 2833 Vallejo Street with adjoining properties  
(photo taken from Vallejo Street, image date Dec 5 2013)



context view of front (NORTH) of 2833 Vallejo Street with adjoining properties



west neighbor  
2835 Vallejo St

subject property



context view of rear (SOUTH) of 2833 Vallejo Street with adjoining properties  
(photo taken from Rear Yard, image date Dec 5 2013)

subject property

east neighbor  
2812 Vallejo St



context view of rear (SOUTH) of 2833 Vallejo Street with adjoining properties







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

OCT 14 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                  |                                                                             |                                              |                                                                 |
|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                  |                                                                             | Block/Lot(s)                                 |                                                                 |
| 3352 Washington St                                                                                               |                                                                             | 0984/011                                     |                                                                 |
| Case No.                                                                                                         | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1162E                                                                                                       |                                                                             | 6/23/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                      | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                            |                                                                             |                                              |                                                                 |
| Rear addition, replacement of penthouse, new dormer. Infill lightwell. Replace door and windows at front facade. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                     |                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                 | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>                                                                            | <b>Class__</b>                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/> | <b>Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | <b>Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | 1. Change of use and new construction. Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                      | 6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                           | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                          |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                       | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                            | 9. <b>Reclassification of property status</b> to Category C (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: 9/30/2014 (attach HRER)<br>b. Other (specify): |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                                                                                                                                                           |                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                                                                                                       | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                            | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>              |
| <b>Comments (optional):</b><br>Property is not an individual historic resource. Property is located within a California Register eligible historic district, but does not contribute to the district because it was constructed outside the district's period of significance. |                                                                                                                                                                                                              |
| <b>Preservation Planner Signature:</b> Jonathan Lammers                                                                                                                                                                                                                        |                                                                                                                                                                                                              |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                         |
| <b>Planner Name:</b> Jonathan Lammers                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                           | <b>Signature or Stamp:</b><br><br><div style="text-align: right;"> Digitally signed by Jonathan Lammers<br/> DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,<br/> ou=Current Planning, cn=Jonathan Lammers,<br/> email=jonathan.lammers@sfgov.org<br/> Date: 2014.10.07 14:50:09 -07'00' </div> |
| <b>Project Approval Action:</b><br><b>Select One</b><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                         |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                         |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                          | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                     | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* September 30, 2014  
*Case No.:* 2014.1162E  
*Project Address:* 3352 Washington Street  
*Zoning:* RH-1 (Residential-House, One Family)  
40-X Height and Bulk District  
*Block/Lot:* 0984/011  
*Date of Review:* September 30, 2014 (Part I)  
*Staff Contact:* Jonathan Lammers (Preservation Planner)  
(415) 575-9093  
[jonathan.lammers@sfgov.org](mailto:jonathan.lammers@sfgov.org)

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax  
415.558.6409

Planning  
Information:  
415.558.6377

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

3352 Washington Street is located on the north side of Washington Street between Presidio Avenue and Walnut Streets in the Presidio Heights neighborhood. The subject lot is rectangular in shape and measures 24.5 feet wide, and 127.688 feet deep. The property is located within an RH-1 (Residential-House, One Family) Zoning District and a 40-X Height and Bulk District.

The subject property is occupied by a two-to-three-story-over-raised-basement, wood-frame, single-family residence constructed in 1940 and designed in the Minimal Traditional style. The building is rectangular in plan, and clad with smooth stucco on the lower floors and channel drop wood siding on the top floor. A third story addition is located at the rear of the property. The building is generally capped by a flat roof, although the front of the property includes a front-facing gable, while the rear addition is capped by a hip roof.

The primary façade faces south onto Washington Street. The second story overhangs the raised basement level and is supported by stuccoed piers flanking a recessed, integral garage toward the east, and the primary entry toward the west. The garage is approached by a paved driveway and includes a paneled, roll-up wood door. The entry is accessed by a paved walkway and includes a small porch clad with slate tiles. The primary entrance is a frosted-glazed wood door with frosted glass sidelights.

A review of building permits indicates the following exterior alterations to the property: new rear deck and stair, new maid's room and bath (1988); adding a family room with stair at the rear of the building, enlarging a playroom at the lower level and adding a new study and bath and sloped roof (1990); replacing windows in kind (1994); replacing windows at attic level with new aluminum windows (2007). Other apparent alterations include replacement of the garage door and alterations to the vertical wood trim in the gable end. Various other permits relate to interior remodeling projects.

### Pre-Existing Historic Rating / Survey

The subject property has not been assessed by any historic or architectural surveys and is not listed on any local, state or national registries. The subject property is therefore considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age. It is worth noting that eight properties on the subject block were assigned ratings by the 1976 Department of City Planning Architectural Survey, and three properties were recorded in the 1960s Junior League survey, published in 1968 as *Here Today*.

### Neighborhood Context and Description

3352 Washington Street is located in San Francisco's Presidio Heights neighborhood, an area roughly bounded by Pacific Avenue on the north, Geary Boulevard on the south, Presidio and Masonic avenues on the east, and Arguello and 4<sup>th</sup> Avenue on the west. The area surrounding the subject property is overwhelmingly residential and characterized by formal, two- to three-story single-family dwellings with a minority of three-to-four story flats and apartments. Construction dates for buildings located on the subject block range from circa 1895 to 1962, although most were constructed prior to 1926. This is reflected in the architecture of the building stock, which includes examples of buildings designed with Second Empire, Shingle, Classical Revival, Colonial Revival, and Craftsman influences. Many of these buildings are large, architect-designed residences featuring superior craftsmanship. The overall level of architectural integrity is very good to excellent.

### CEQA Historical Resource(s) Evaluation

#### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

| Individual                                                                                                            | Historic District/Context                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:    |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                              |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                            |
| Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                       | Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                       |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |
| Period of Significance: n/a                                                                                           | Period of Significance: circa 1890 - 1930<br><input type="checkbox"/> Contributor <input checked="" type="checkbox"/> Non-Contributor |

Based on information attached to the Supplemental Information Form for Historic Resource Determination prepared by Left Coast Architectural History (dated 10 July 2014), information found in

the Planning Department files, and research conducted on the Presidio Heights neighborhood, Preservation staff finds that the subject building is not eligible for listing in the California Register of Historical Resources, but is located within the boundaries of a California Register eligible historic district.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

For several decades following the Gold Rush, the area that today comprises Presidio Heights remained far removed from the more populous areas of the city. The most prominent early features of the area were several large cemeteries opened during the 1850s and 1860s. These included the Laurel Hill Cemetery, located south of California Street between Presidio and Parker avenues. By the early 1870s the cemeteries were served by two horse-drawn streetcar lines running out California and Post streets, both of which terminated at what is today Presidio Avenue. To the west, the primary transportation route in the area was the Point Lobos Road, today known as Geary Boulevard, which ran out to the Cliff House restaurant and hotel.

The primary catalyst for sustained development of Presidio Heights was the installation of new transportation lines which reduced travel times between the western portion of the city and downtown. In 1879, the California Street Cable Railroad extended its operations west from Fillmore Street to Presidio Avenue, largely to access the cemeteries. Other important early lines included the Geary Street, Park and Ocean Railroad, first developed in 1880. This cable car line followed Geary Boulevard to Presidio Avenue, where connection was made to a steam-powered streetcar line that continued west on Geary Street before turning south on 1st Avenue (today Arguello Boulevard) to access Golden Gate Park.

One of the Richmond district's largest landowners, Adolph Sutro, also financed construction of the Ferries & Cliff House Railroad, completed in 1888. This was another combination cable car and steam-powered operation that ran out California Street to Point Lobos. Within Presidio Heights, the turntable for the Ferries & Cliff House Railroad's cable cars was located on the north side of California Street between Locust and Laurel streets. During the early 1890s, the Market Street Railroad developed an additional cable car line running out Sacramento Street to 6th Avenue, with a car house located at the northwest corner of Sacramento Street and Presidio Avenue.

The installation of new streetcar lines was soon followed by street grading and other infrastructure improvements—as well as sustained residential development. By 1895, area residents had formed the Presidio Heights Club to lobby for improvements that included street paving and sidewalks. Sanborn maps published in 1899 indicate that the blocks north of California Street in Presidio Heights were typically five- to twenty-five percent built out, almost exclusively with one- or two-story single-family dwellings. Construction was much sparser adjacent to the Presidio, where some blocks remained almost wholly undeveloped.

Sanborn maps produced in 1905 indicate steady building activity, with the blocks between Sacramento and Washington streets ranging from approximately thirty- to ninety-percent built out. North of Washington Street, however, development remained relatively sparse. During this period, wood frame construction was dominant, although a few scattered homes featured brick construction, or brick/stone veneers. Stylistically, many of these early buildings featured late-Queen Anne, Shingle (or First Bay Tradition), Craftsman/Arts and Crafts, and Colonial Revival style influences. Commercial development was rare, and almost wholly confined to the street frontages along California and Sacramento streets. A

few institutional properties were also developed, including Hahnemann Hospital and Children's Hospital, both located near the intersection of Maple and California streets.

The neighborhood escaped severe damage during the 1906 Earthquake and Fire and soon attracted many new residents relocating from burned areas of the city. Numerous parcels were quickly subdivided, and the pace of development in Presidio Heights greatly intensified. Due in part to its proximity to public transportation, as well as its adjacency to the already upscale Pacific Heights neighborhood, Presidio Heights quickly earned a reputation as a decidedly fashionable neighborhood. This was enhanced by the creation of the nearby Presidio Terrace subdivision in 1906, which was designed as an exclusive enclave for some of the city's wealthiest residents.

A substantial number of the homes in Presidio Heights were architect designed and constructed with a superior level of craftsmanship. Master architects known to have worked in Presidio Heights include Bakewell and Brown, Walter Bliss, Ernest Coxhead, Albert Farr, Hyman & Appleton, Edgar Mathews, Bernard Maybeck, Julia Morgan, and Willis Polk, among others. Finer residences typically included front and side setbacks, frequently with associated site/garden walls. In terms of massing and siting, post-earthquake residences continued many of the patterns established prior to 1906, although stylistic shifts are evident in the growing popularity of Classical Revival and Period Revival style ornamentation. Construction materials also shifted, with stucco cladding becoming much more prevalent from the 1910s onward.

Residential construction slowed somewhat during World War I, but resumed during the 1920s as San Francisco and the rest of the United States participated in a sustained building boom. A major force for this growth was the advent of the private automobile, which facilitated the development of areas further away from streetcar lines. The popularity of the private automobile also led to changes in residential design, with most new homes featuring driveways and integral garages. One of the most frequent alterations for older homes in Presidio Heights is the addition of a "snout" garage within the front setback, or an integral garage at the raised basement level. Many buildings of the 1920s also feature Spanish or Italian stylistic influences, frequently grouped under the Mediterranean Revival sobriquet.

Another result of the 1920s construction boom in Presidio Heights was the redevelopment of some of the area's oldest residences—frequently smaller dwellings constructed early in the neighborhood's development. By 1930, the neighborhood had been essentially built out, although a few larger parcels—some of which included large homes—would subsequently be redeveloped during the late 1930s. This included the subject property, as well as clusters of late-1930s properties at the northwest corner of Spruce and Jackson Street, as well as the southwest corners of Presidio Avenue at Jackson Street and at Washington Street. Intermittent redevelopment of individual parcels also continued through the middle of the century. During this period prominent architects continued to design residences in Presidio Heights, including examples of high-style Modernism by Campbell & Wong, Gardner Dailey, Joseph Esherick, Erich Mendelsohn and William Wurster.

The first Sanborn fire insurance maps showing the subject block were produced in 1893 and indicate that it then included five buildings, only one of which survives today at 3247 Jackson Street. Nearby development was likewise quite sparse. The most prominent building on the block was the Trinity Boys Private School, connected to a large mansion at the southeast corner of the block.

By 1905 development of the block had grown to include 12 buildings, most of which were single-family dwellings. Some multi-family residences were also constructed, including large semi-attached residential flats at 106-114 Walnut Street, designed by master architect, Edgar Mathews. By this time, the Trinity Boys Private School had also been converted into the headquarters of United Crafts and Arts, a corporation established to exhibit and sell furniture and interior decorations produced by artists and craftsman.

The post-1906 period ushered in a wave of new development, and by 1913 Sanborn maps indicate the block was approximately ninety percent developed. This included the construction of a very large residence on the subject lot, as well as the Second Empire style Bergerot residence at 3340 Washington Street, directly adjacent to the subject property. Additional infill and redevelopment of the subject block occurred during the 1920s, including the demolition/redevelopment of a Victorian-era property at 3300 Washington Street, which was replaced by a new Mediterranean Revival style dwelling.

Another pulse of development occurred just prior to World War II, when an older house at the northwest corner of the block was redeveloped with four residences in 1938, as well as the demolition of an older mansion and the construction of three new residences—including the subject property, in 1940. Since that time, two other older properties were also demolished and redeveloped with new residences.

Considered as a whole, 3352 Washington Street does not appear to be associated with significant events such that it would be individually significant under Criterion 1. Its construction is associated with broader construction trends in Presidio Heights during the early 20<sup>th</sup> century, but it does not appear significant or noteworthy within this context. Likewise, it does not appear to be part of a potential historic district significant for historic events. While development of the subject block was largely concentrated between circa 1890 and 1925, it does not singularly demonstrate any specific or important association with development of the Presidio Heights neighborhood.

It is therefore determined that 3352 Washington Street is not eligible for listing in the California Register individually or as a contributor to a potential historic district under Criterion 1. However, this finding does not preclude the identification of other individual buildings or potential historic districts in the Pacific Heights neighborhood as significant under this Criterion.

**Criterion 2: It is associated with the lives of persons important in our local, regional or national past.**

According to the Supplemental Information for Historic Resource Determination prepared by Left Coast Architectural History, the subject property was constructed by Thomas R. Sharman, who owned the property, as well as two adjacent properties to the west. Likely constructed as a speculative property, the first owner occupants of 3352 Washington Street were James and Alice Geddes. James Geddes (1879-1950) was the owner of James Geddes & Company, manufacturers of scales, safes, coffee mills and other equipment.

The Geddes sold the property in 1955 to Melvin M. Swig (1917-1993), member of a prominent family of real estate developers. Swig was born in Massachusetts and attended Brown University. Swig and his family moved to San Francisco in 1946, not long after his father purchased two hotels: the St. Francis Hotel at Union Square and the Fairmont Hotel on Nob Hill. After managing a store in Oakland for a few years, Swig joined his father in real estate development and eventually became chairman of the Swig, Weiler & Dinner Development Company. He was also active in various Jewish-related philanthropic endeavors, including serving as president of the Jewish Community Federation and the Jewish



Community Endowment Fund. He also established the Swig Judaic Studies Program at the University of San Francisco. During the 1970s Swig owned the National Hockey League team, the California Golden Seals.

In 1959 the property was sold to Lorraine and Robert Baxter, who worked as chief accountant for Matson Navigation Lines. The Baxters only lived at the property until 1962, but maintained it as a rental until 1972. During this period the property was occupied by John Brint Mills, Consul General of the Republic of South Africa (1963-1968), as well as Terrence Himan, Vice President of the First National City Bank (1969-1970).

The property was sold in 1972 to Marcella and Fess Parker, the actor perhaps best known for his role as Daniel Boone on the NBC television series of the same name from 1964 to 1970. The Parkers owned the property only briefly, selling it in 1973 to Anne and Richmond Prescott. Mr. Prescott served as Chief of Medicine at Kaiser Hospital. The Prescotts owned the property until 1987, when it was sold to the William A. Stimson Trust. More recently, the property was owned by Ann Seley and John and Jack Oswald.

Based on this review of owners, the persons most closely associated with the property were its first residents, James and Alice Geddes, who lived at the property for more than a decade. However, research has not demonstrated that James and Alice Geddes were persons important to history. James Geddes & Company does not appear to be a prominent firm in the annals of San Francisco business history, and the Geddes are not known to have had an important role in the development of the city.

The property's subsequent owner, Melvin Swig, was clearly influential in San Francisco's business and philanthropic circles. However, his association with the property lasted only four years, after which he moved to Kentfield, and later to the Fontana Towers Apartments near Fort Mason. Similarly, while other subsequent owners and tenants illustrate the predominately professional and affluent demographics of the Presidio Heights neighborhood, most lived at the property for only a short time. Thus, the subject property does not appear to have an intimate connection to the lives of persons important to local, state or national history such that the property would be individually eligible for historic listing under this Criterion. It is therefore determined that 3352 Washington Street is not eligible for listing in the California Register under Criterion 2.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

According to the original building permit (dated 2 March 1939), 3352 Washington Street was constructed by owner Thomas R. Sharman (1893-1959), listed in the city directory of that year as a carpenter. Sharman was born in Scotland and identified himself in the 1940 Census as a building contractor, living at 3706 Broderick Street. It appears that Sharman was the son of contractor Thomas L. Sharman, a prominent builder in the Bayview neighborhood and one-time president of the Bay View Improvement association.

Based on information provided in the Supplemental Information for Historic Resource Determination application, the subject property was one of three speculative properties constructed by Sharman on a lot previously occupied by a large mansion. It is possible that Sharman also constructed the grouping of four properties at the northwest corner of the block in 1938. Other known works of Sharman's include 653 and 655 Marina Boulevard (1935), 1759 Palou Avenue (1936), and 70-74 Bret Harte Terrace (1939). It is likely



that many others works by Sharman also exist, but reviews of various architectural publications did not provide additional information about his career. Overall, he does not appear to qualify as a master builder.

Architecturally, 3352 Washington Street was designed in the Minimal Traditional style, which emerged during the Great Depression and remained popular until after World War II. The style is characterized by relatively simple designs influenced by earlier Period Revival styles, and one of its hallmarks is rooflines with shallow or no eaves. However, the building does not appear to be a noteworthy or significant example of its type or period, nor does it convey high artistic values.

Based on this research, 3352 Washington Street does not appear individually eligible for listing in the California Register under Criterion 3. It also does not appear to qualify as a contributor to a potential historic district as one of three adjacent properties all designed in the Minimal Traditional style and constructed by Thomas R. Sherman.

However, the building does appear to be located within a larger California Register eligible historic district significant for its architecture. In conjunction with earlier Historic Resource Evaluation Responses prepared for the Presidio Heights neighborhood, Planning Department staff conducted reconnaissance efforts and neighborhood research to identify the boundaries and character-defining features of the district. Based on these efforts, the most cohesive and intact concentration of architecturally significant properties is located along the northern edge of the neighborhood in an area roughly bounded by the Presidio on the north, Clay Street on the south, Presidio Avenue on the east and Arguello Boulevard on the west. This same general area was singled out in the Junior League survey published in 1968 as *Here Today San Francisco's Architectural Heritage* for containing "a remarkably large number of handsome houses. In this small area ... are a great many buildings that would be worthy of special mention were they in some other parts of the city."<sup>1</sup> As noted previously, multiple properties on the subject block, as well as on adjacent blocks, were also noted in the 1976 Department of City Planning Architectural Survey.

The district is almost exclusively residential and primarily characterized by large, frequently formal, dwellings, typically two- to three-stories in height over a raised basement. The period of significance for the district is circa 1890 to 1930, although the vast majority of properties were constructed between 1905 and 1925. This is reflected in the architecture of the building stock, which includes a few scattered examples of late-Victorian (typically Queen Anne) architecture, but is most frequently characterized by Shingle (or First Bay Region), Arts & Crafts, Classical Revival, Colonial Revival, Tudor Revival, French Provincial and Mediterranean Revival design influences. Although a variety of cladding materials and rooflines are present, the district exhibits an overall cohesive and consistent pattern of massing and setbacks, as well as an overall superior level of architectural detailing and materials. Collectively, the district also embraces a significant concentration of residences designed by master architects in San Francisco.

Within the district boundaries, the largest cluster of non-contributing properties is located along the south side of Washington Street between Cherry and Maple streets. Most of the properties along the south side of Pacific Avenue between Spruce and Laurel streets are not included within the district

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<sup>1</sup> Roger Olmsted, T. H. Watkins et. al., *Here Today San Francisco's Architectural Heritage*, (San Francisco: Chronicle Books, 1968), 142.

boundaries owing to prior alterations and the presence of numerous properties constructed outside the period of significance. Similarly, the properties located along the south side of Clay Street east of Laurel Street to Presidio Avenue are not included within the district. Conversely, along select intersecting streets, such as Arguello Boulevard, Maple, Spruce and Laurel streets, the district boundaries extend southward toward Sacramento Street.

The subject property, 3352 Washington Street, was constructed outside the identified period of significance for this district, and does not display high artistic values or the use of superior materials and craftsmanship which are hallmarks of the district. It is therefore determined that 3352 Washington Street is not eligible for listing in the California Register under this Criterion, either individually or as a contributor to a potential historic district.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. The building is also unlikely to yield information important to history, such as evidence of unique building materials or methods.

It is therefore determined that 3352 Washington Street is not eligible for listing in the California Register under Criterion 4.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

|                     |                                  |                                |                   |                                  |                                |
|---------------------|----------------------------------|--------------------------------|-------------------|----------------------------------|--------------------------------|
| <b>Location:</b>    | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Setting:</b>   | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Association:</b> | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Feeling:</b>   | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Design:</b>      | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Materials:</b> | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Workmanship:</b> | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |                   |                                  |                                |

The subject property has not been found significant under any of the above criteria and does not contribute to the identified historic district. Thus, an analysis of integrity is not warranted.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The subject property has not been found individually significant under any of the above criteria, and does not contribute to the identified Presidio Heights historic district. Thus, a list of character defining features for the building is not warranted. However, the historic district is an eligible resource. The character-defining features of the Presidio Heights historic district include the following:

- Large, frequently formal dwellings constructed circa 1890 – 1930
- Typically two- to three-stories in height above a raised basement
- Frequent use of front and side setbacks with associated garden and/or site walls
- Overall superior level of architectural details and the use of high quality materials
- Gable and hip roof forms are most common
- Wood-sash windows (double-hung and casement) are most common
- Wood shingle, brick or stucco cladding materials are most common

#### CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☐ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☒ Non-contributor to an eligible Historic District
- ☐ No Historical Resource Present

#### PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 10-2-2014

cc: Vimaliza Byrd, Environmental Division/ Historic Resource Impact Review File



View south of the primary façade of 3352 Washington Street (Google Maps)



Satellite view showing 3352 Washington Street (Google Maps)  
The two adjacent properties to the left were also built by Thomas Sharman.



# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DIVISION

OCT 14 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                               |                                                                             |                                              |                                                                 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                               |                                                                             | Block/Lot(s)                                 |                                                                 |
| 2261 Fillmore St.                                                                                             |                                                                             | 0630/002                                     |                                                                 |
| Case No.                                                                                                      | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.0824E                                                                                                    |                                                                             | 4/25/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                   | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Remodel interiors and entries for ADA accessibility. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | Class__                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required</u>, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input checked="" type="checkbox"/>                                 | Category A: Known Historical Resource. GO TO STEP 5. <i>Per Attached HRRR dated 10/9/2014</i>    |
| <input type="checkbox"/>                                            | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                      | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations</b> to publicly accessible spaces.                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):</b><br>Proposed project will retain all character-defining features identified in attached HRER Part I (10/9/2014) including original preservation arch, interior molding, facade details and metal floor beneath new tiered seating. |
| <input type="checkbox"/>            | <b>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</b><br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): _____                                                                                                                                                                    |

**Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.**

|                                     |                                                                                                                                                                                                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>      |
| <input checked="" type="checkbox"/> | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b> |

**Comments (optional):**

**Preservation Planner Signature:** Allison Vanderlicke

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                 |                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review |                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>                                                                                                                                                                          |                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                             |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Planner Name:</b> <u>Allison Vanderlicke</u>                                                                                                                                                                                                 | <b>Signature or Stamp:</b><br><u>Allison Vanderlicke</u> 10/9/2014 |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Project Approval Action:</b><br><u>Select One Building Permit</u><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>           |                                                                    |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                 |                                                                    |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                               |                                                                                                                                                                                                                    |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project: |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                      | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                      | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                      | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

*Date* 10/9/2014  
*Case No.:* 2014.0824E  
*Project Address:* 2611 Fillmore Street (Clay Theater)  
*Zoning:* Fillmore Street NCD (Neighborhood Commercial District) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0630/002  
*Staff Contact:* Allison Vanderslice (Preservation Planner)  
(415) 575-9075  
[allison.vanderslice@sfgov.org](mailto:allison.vanderslice@sfgov.org)

1550 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PART I: HISTORIC RESOURCE EVALUATION

#### BUILDING(S) AND PROPERTY DESCRIPTION

The Clay Theater is located on the west side of Fillmore Street, between Clay and Sacramento Streets in the Pacific Heights neighborhood. The subject lot measures approximately 32' in width and 119' in depth. The subject property is a tall one-story, single-screen motion picture theater. The building is clad in smooth stucco and is capped by a flat roof with a shaped parapet and decorative moldings and cornice. The primary (east) façade contains a central recessed entry. Originally a storefront stood to the south of the theater entrance; the storefront was removed and filled in during the 1940s or 1950s. Currently, an unadorned façade stands in this location with bathrooms filling the former storefront location. The property is zoned Fillmore Street NCD (Neighborhood Commercial District) within a 40-X height and bulk district.

The theater was constructed in 1913 by Mutual Amusement and Investment Company with local contractor L. A. Rose as an one-story building housing a Nickelodeon theater and a store.<sup>1</sup> During the 1910s and 1920s, the theater was known as the Regent Theater. It became the Clay International in 1935 when Herbert Rosener, the West Coast's major exhibitor and distributor of art films at that time, took over management of the theater.<sup>2</sup> The Nasser Brothers took over the theater by the early 1940s. The Nasser brothers were a pioneering family in San Francisco's film industry, who opened the Liberty

<sup>1</sup> "Building Contracts" *San Francisco Call*, March 26, 1913. Various sources list the theater as opening in 1910 and associate the opening of the theater with the Naify Brothers; however, research for this report does not support this information. Research also failed to confirm that architects A. F. and O. M. Rousseau designed the theater.

<sup>2</sup> "Historic Clay Theatre in San Francisco to close" *San Francisco Examiner*, August 12, 2010. Accessed August 2014. [www.examiner.com/article/historic-clay-theatre-san-francisco-to-close](http://www.examiner.com/article/historic-clay-theatre-san-francisco-to-close). Kerry Segrave *Foreign Films in America: A History*, McFarland, 2004:69.

Theater (no longer extant) at 18<sup>th</sup> and Collingwood in 1908, commissioned the current Castro Theater in 1922, and operated multiple theaters in San Francisco and California. During their management, the Clay Theater was remodeled including reconfiguring the front entrance and ticket booth, closing in the tall archway to create a mezzanine office, and filling in the storefront.

By the early 1970s the Clay Theater was operated by Mel Novikoff as a part of the Surf Theatres Group. Novikoff also operated several other San Francisco neighborhood theaters at that time including the Surf, Castro, and Lumiere.<sup>3</sup> In 1988 the Surf Theaters, including operation of the Clay Theater, passed to Blumfield Enterprises.<sup>4</sup> In 1991 Landmark Theaters took control of the Clay Theater.

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## PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any adopted historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1913).

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## CEQA HISTORICAL RESOURCE(S) EVALUATION

### Step A: Significance

*Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register) or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)*

Based on the information submitted in Supplemental Information Form for Historic Resource Evaluation for the subject property completed by the project sponsor, Department records, and additional research conducted by Department staff, Department staff finds that the subject property at 2261 Fillmore Street is individually eligible for inclusion in the California Register and is eligible as a contributing resource to a potential historic district.

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<sup>3</sup> Woody LaBounty, "Surf Theatre Memories" *Ocean Beach Bulletin*, June 2011. Accessed August 2014, [www.outsidelands.org/surf-theatre-memories.php](http://www.outsidelands.org/surf-theatre-memories.php). Castro Theater Landmarks Preservation Advisory Board Final Case Report, October 20, 1976, on file with SF Planning Department.

<sup>4</sup> "Surf Theaters Sold to Regency Owner" *San Francisco Chronicle*, March 29, 1988, E1.



| Individual                                                                                                            | Historic District/Context                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                              | Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                           |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                         |
| Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                       | Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |
| Period of Significance: 1913                                                                                          | Period of Significance: 1900-1915                                                                                                  |
|                                                                                                                       | <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor                                           |

#### Individual Significance

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is individually eligible for the California Register of Historical Resources based on the following Criteria:

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

The Clay Theater is eligible for listing under Criterion 1 for its association with the pioneering period of moving picture theaters in San Francisco and the development of film industry in San Francisco during the early 20<sup>th</sup> century. The Clay Theater contributed to the trend of theater development in San Francisco by functioning as an early neighborhood theater.

**Criterion 2: It is associated with the lives of persons important in our local, regional or national past.**

The Clay Theater does not appear eligible for listing under this Criterion based upon the information provided by the Project Sponsor and research undertaken by Planning Department staff. Although the theater was associated with prominent local theater owners including the Nasser Brothers, Herbert Rosener, and Mel Novikoff, the Clay Theater does not appear to play a significant or pivotal role in their careers. The theater is not separately significant for its association with these particular theater developers; therefore, the property is not eligible for listing under Criterion 2.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The theater also appears to be eligible for listing under Criterion 3 as a rare example of early 20<sup>th</sup> century Nickelodeon in San Francisco. The Clay Theater is one of four extant Nickelodeons remaining in the City and one of two that remains as a single screen theater. While the front entrance has been altered and the original storefront removed, the subject building retains many of the character-defining details that allow it to embody this rare type.

The building does not appear to be the work of a master. Limited information was found on the Mutual Amusement and Investment Company in SF theater histories, city directories, newspapers and Department records. Rose was a local contract but does not appear to be a master builder.

***Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.***

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject building is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

**District Significance**

Based on information in the Planning Department's files and provided by the project sponsor, the subject property is eligible for the California Register of Historical Resources as a contributor to a potential historic district based on the following Criteria:

***Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.***

The property also appears to be eligible for listing on the California Register under Criterion 1 as a contributing building to a non-contiguous multiple property historic district that includes movie theaters in all neighborhoods of San Francisco. A draft district nomination was prepared by a team sponsored by the Board of Supervisors in 2006 and is on file at the San Francisco Planning Department historical files. Located in commercial corridors, the city's theaters are associated with the expansion of the film industry after the turn of the 20<sup>th</sup> century and reflect the cultural and economic development of San Francisco. The Clay Theater is one of twenty-three contributing theaters to the district.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

|                     |                                             |                                |                   |                                             |                                |
|---------------------|---------------------------------------------|--------------------------------|-------------------|---------------------------------------------|--------------------------------|
| <b>Location:</b>    | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Setting:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Association:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Feeling:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Design:</b>      | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Materials:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Workmanship:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |                   |                                             |                                |

As discussed in the significance section, the Clay Theater is significant as a rare example of an early 20<sup>th</sup> century Nickelodeon theater in San Francisco and for its association with the initial development of neighborhood moving picture theaters with a period of significance of 1913. The alterations that occurred

after the period of significance have not significantly diminished the historic integrity of the resource. The building retains its original location and its neighborhood commercial district setting. Also, because of the retention of many of its original design elements, examples of workmanship, and materials, the theater also retains its association with and feeling of a neighborhood theater. Therefore, the historic theaters character-defining features remain sufficiently intact at the exterior and within the interior public spaces to convey its historical significance.

### Step C: Character-defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The Planning Department finds that the following character-defining features express the building's identity as a neighborhood theater: the tall one-story form and massing, the recessed entryway, shaped parapet and plaster ornamentation on the primary facade, raked floor, original proscenium arch, and regular rectangular plan divided into principal spaces of lobby and auditorium.

### CEQA HISTORIC RESOURCE DETERMINATION

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
  - ☒ Contributor to an eligible Historic District
  - ☐ Non-Contributor to an eligible Historic District

☐ No Historical Resource Present

### PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 10-9-2014

cc: Vimaliza Byrd





2261 Fillmore Street (Clay Theater), 2014







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS D

OCT 14 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                 |                                                                             |                                              |                                                                 |
|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                 |                                                                             | Block/Lot(s)                                 |                                                                 |
| 116 Moffitt St.                                                                                                 |                                                                             | 7546/028                                     |                                                                 |
| Case No.                                                                                                        | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1156E                                                                                                      | 201402219089                                                                | 7/7/2014                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                     | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>3RD STORY ADDITION.NEW REAR YARD DECK AT(E) 2ND FLOOR. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**Note: If neither class applies, an *Environmental Evaluation Application* is required.\***

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | Class__                                                                                                                                                                            |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an *Environmental Evaluation Application* is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                |                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                       | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                           |
| <input checked="" type="checkbox"/>                                                                                                                            | 9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>Per PTR form dated 10/9/2014</i> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                                           |                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                       | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                          |
| <input checked="" type="checkbox"/>                                                                                                                            | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                     |
| <b>Comments (optional):</b><br><div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> <i>Jonathan A. Hilyard</i>      <i>10/9/2014</i> </div> |                                                                                                                                                                                                                                     |
| <b>Preservation Planner Signature:</b>                                                                                                                         |                                                                                                                                                                                                                                     |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                    | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                                                                                                                                         |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                         | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                |                                                                                                                                         |
| <b>Planner Name:</b> <i>Jonathan A. Hilyard</i>                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    | <b>Signature or Stamp:</b><br><div style="font-family: cursive; font-size: 1.5em; margin-top: 10px;"> <i>Jonathan A. Hilyard</i> </div> |
| <b>Project Approval Action:</b><br><b>Select One</b><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                    | <i>10/9/2014</i>                                                                                                                        |
| <small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br/>         In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small> |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                         |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |                         |
|---------------------------------|-------------------------|
| Preservation Team Meeting Date: | Date of Form Completion |
|                                 | 10/9/2014               |

|                             |                    |               |
|-----------------------------|--------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                    |               |
| Planner:                    | Address:           |               |
| Gretchen Hilyard            | 116 Moffitt Street |               |
| Block/Lot:                  | Cross Streets:     |               |
| 7546/028                    | Farnum and Benis   |               |
| CEQA Category:              | Art. 10/11:        | BPA/Case No.: |
| B                           | n/a                | 2014.1156E    |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |          |
|------------------------------------|----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 7/7/2014 |
|------------------------------------|----------|

|                                                                                  |                                                        |
|----------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                           |                                                        |
| <input checked="" type="checkbox"/>                                              | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                         | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                |                                                        |
| Submitted: Supplemental Information Form prepared by Stan Teng (dated 7/6/2014). |                                                        |
| Proposed Project: 3rd story addition. New rear yard deck at (E) 2nd floor.       |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 -Persons:                                                                                                 | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 -Persons:                                                                                                 | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               |                                                               | Period of Significance:                                                                                               |                                                               |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |



|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Stan Teng (dated July 6, 2014) and information found in the Planning Department files, the subject property at 116 Moffitt Street contains a 1-story-over basement, wood frame single-family residence. The building was designed in a Minimal Traditional architectural style in 1952 by the Atlas Realty Company and constructed by E.W. Perkins & Sons. Known exterior alterations to the property include: replacement of the front windows, alteration of the front entry door, and removal of decorative exterior shutters sometime after 1996.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Minimal Traditional style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Glen Park neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. Although the subject block contains several other Minimal Traditional style residences, the area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |           |
|------------------------------------------------------------------------|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:     |
| <i>Smada</i>                                                           | 10-9-2014 |







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

OCT 14 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                     |                                                                             |                                              |                                                                 |
|---------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                     |                                                                             | Block/Lot(s)                                 |                                                                 |
| 352 Lake St.                                                                                                        |                                                                             | 1354/004                                     |                                                                 |
| Case No.                                                                                                            | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1082E                                                                                                          |                                                                             | 6/9/2014                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                         | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Reconfigure front entry to add two vehicle parking spaces. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                 |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| No excavation.                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                                                                               |                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                            |
| <input checked="" type="checkbox"/>                                                           | 9. Reclassification of property status to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PTR form dated 10/8/2014.</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                                |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                    |
| Comments (optional):<br><br><i>Gretchen A. Hilgard 10/9/2014</i>                              |                                                                                                                                                                                                                                      |
| Preservation Planner Signature:                                                               |                                                                                                                                                                                                                                      |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |
| Planner Name: <i>Gretchen A. Hilgard</i><br><br>Project Approval Action:<br>Select One<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                           | Signature or Stamp:<br><i>Gretchen A. Hilgard</i><br><i>10/9/2014</i>                                                                                                                                                                                                                                       |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                             |



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |           |
|---------------------------------|--|-------------------------|-----------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 10/3/2014 |
|---------------------------------|--|-------------------------|-----------|

|                             |                 |               |  |
|-----------------------------|-----------------|---------------|--|
| <b>PROJECT INFORMATION:</b> |                 |               |  |
| Planner:                    | Address:        |               |  |
| Gretchen Hilyard            | 352 Lake Street |               |  |
| Block/Lot:                  | Cross Streets:  |               |  |
| 1354/004                    | 5th Avenue      |               |  |
| CEQA Category:              | Art. 10/11:     | BPA/Case No.: |  |
| B                           | n/a             | 2014.1082E    |  |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |          |
|------------------------------------|----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 6/9/2014 |
|------------------------------------|----------|

|                                                                                                        |                                                        |
|--------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                 |                                                        |
| <input checked="" type="checkbox"/>                                                                    | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                               | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                      |                                                        |
| Submitted: Historic Resource Evaluation prepared by Architecture + History, LLC (dated June 12, 2014). |                                                        |
| Proposed project: Reconfiguration of front entry to add two vehicle parking spaces.                    |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to Historic Resource Evaluation prepared by Bridget Maley or Architecture + History, LLC (dated June 12, 2014) and information found in the Planning Department files, the subject property at 352 Lake Street contains a 3-story-over-basement; wood frame single-family residence constructed in 1904 in a combination of the Queen Anne and Colonial Revival architectural styles. The original architect is unknown. Known alterations to the property include: addition of a rear garage (1919), application of stucco over exterior cladding (sometime after 1920), window replacement on south and east sides with aluminum sash and new handrail on front stair (1975), repair roof (1996), expand and reconstruct existing rear deck (1997), alteration to front stairs to make wider and finish with brick (unknown date), and alteration to second entry at west end of Lake Street elevation (unknown date).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building has been altered from its original appearance and a non-descript example of a combination Queen Anne/Colonial Revival style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located within the Inner Richmond neighborhood on a block that exhibits several single family residences that feature a variety of Classically-inspired or Colonial Revival style features. The subject block is dominated by the St. Anne's Home, which has been run on site since 1913 (the current building dates to 1982). The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings and no historic district appear to exist in this area.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |              |
|-------------------------------------------------------------------------------------|--------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:        |
|  | Oct. 8, 2014 |



352 Lake Street looking northeast. Image courtesy of Google Streetview, 2014.







# SAN FRANCISCO PLANNING DEPARTMENT

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## CEQA Categorical Exemption Determination

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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                  |                                                                             |                                              |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                  |                                                                             | Block/Lot(s)                                 |                                                                 |
| 214 States St.                                                                                                                                                                                                                   |                                                                             | 2620/017                                     |                                                                 |
| Case No.                                                                                                                                                                                                                         | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1459E                                                                                                                                                                                                                       |                                                                             | 8/23/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                      | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Changes to front facade: replace balconies with bay windows, replace siding with shingles,<br>remove entry stair, relocate front door and garage door, replace windows. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class__                                                                                                                                                                                                                                                                                |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maier layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |











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## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.0124E  
Project Address: 1450 15<sup>th</sup> Street  
Zoning: UMU (Urban Mixed Use) District  
50-X Height and Bulk District  
Block/Lot: 3549/064  
Lot Size: 8,224 square feet  
Plan Area: Eastern Neighborhoods (Mission Plan Area)  
Project Sponsor: Daniel Frattin; Reuben, Junius & Rose; (415)567-9000  
Staff Contact: Erik Jaszewski, (415) 575-6813, Erik.Jaszewski@sfgov.org

### PROJECT DESCRIPTION

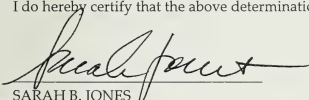
The project site is located on the northwest corner of 15th and Shotwell Streets on the block bounded by 15th, Shotwell, and 14th Streets and South Van Ness Avenue in the Mission neighborhood. The proposed project includes the demolition of an existing single-story warehouse occupying the site's entirety, and the construction of a five-story, approximately 50-foot-tall multi-family residential building consisting of 23 residential dwelling units. The approximately 24,000-square-foot residential building would contain a lobby, multi-purpose room, 12 bicycle parking spaces and 16 automobile parking spaces. The 16-space ground-floor parking garage would be accessed from a 10-foot-wide curb cut on Shotwell Street. A 2,100-square-foot outdoor seating area would be located at the rear of the building.

### EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

### DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
SARAH B. JONES

Environmental Review Officer

October 30, 2014  
Date

cc: Daniel Frattin, Project Sponsor; Supervisor David Campos, District 9; Erika Jackson, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File



## PROJECT APPROVAL

The proposed project would require the following approvals:

- **Large Project Authorization** (*Planning Commission*). The proposed project would require a Large Project Authorization from the Planning Commission per Planning Code Section 329.
- **Variances** (*Zoning Administrator*). The proposed project would require variances from the Planning Code as the project would neither meet the required rear yard under Section 134, nor the required exposure under Section 140.
- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a site permit.

The proposed project is subject to Large Project Authorization approval from the Planning Commission, which is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1450 15<sup>th</sup> Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)<sup>1</sup>. Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 1450 15<sup>th</sup> Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On

---

<sup>1</sup> Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048.

August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>2,3</sup>

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The 1450 15<sup>th</sup> Street site, which is located in the Mission Plan Area of the Eastern Neighborhoods, was designated as within the 50-X Height and Bulk District, which would allow a building up to 50 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1450 15<sup>th</sup> Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 1450 15<sup>th</sup> Street project, and identified the mitigation measures applicable to the 1450 15<sup>th</sup> Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>4,5</sup>

<sup>2</sup>San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR). Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

<sup>3</sup>San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

<sup>4</sup>Varat, Adam, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, Case No. 2013.0124E, 1450 15<sup>th</sup> Street. October 14, 2014. This document is on file and available for review as part of Case File No. 2013.0124E.

Therefore, no further CEQA evaluation for the 1450 15<sup>th</sup> Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

## PROJECT SETTING

The block bounded by 15<sup>th</sup>, Shotwell, and 14<sup>th</sup> Streets and South Van Ness Avenue in the Mission neighborhood, on which the project site is located, consists of residential, commercial, and industrial uses. The surrounding buildings vary in appearance and height; two- and three-story buildings are generally multi-family residential in character and consist of wood frame construction, while the shorter one- and two-story buildings are of more industrial appearance consisting of masonry and concrete construction materials. Along both Shotwell and 15<sup>th</sup> Streets, taller residential buildings are interspersed with shorter industrial buildings. The area is near Highway 101 and the Van Ness Avenue onramp and off-ramp.

## POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 1450 15<sup>th</sup> Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 1450 15<sup>th</sup> Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not remove any existing PDR uses and would therefore not contribute to any land use impact. The project would not result in demolition, alteration, or modification of any historic resources. Therefore, the project would not contribute to any historic resource impact. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Although the proposed project would reach approximately 50 feet in height, the project would not cast shadow on any parks or open spaces.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

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<sup>5</sup> Jeff Joslin, San Francisco Planning Department. Community Plan Exemption Eligibility Determination, Current Planning, Case No. 2013.0124E, 1450 15<sup>th</sup> Street. October 29, 2013. This document is on file and available for review as part of Case File No. 2013.0124E.

**Table 1 – Eastern Neighborhoods PEIR Mitigation Measures**

| <b>Mitigation Measure</b>              | <b>Applicability</b>                                                                                                             |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>E. Transportation</b>               |                                                                                                                                  |
| E-1: Traffic Signal Installation       | Not Applicable: plan-level mitigation by San Francisco Municipal Transportation Agency (SFMTA)                                   |
| E-2: Intelligent Traffic Management    | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-3: Enhanced Funding                  | Not Applicable: plan-level mitigation by SFMTA & SFTA                                                                            |
| E-4: Intelligent Traffic Management    | Not Applicable: plan-level mitigation by SFMTA & Planning Department                                                             |
| E-5: Enhanced Transit Funding          | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-6: Transit Corridor Improvements     | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-7: Transit Accessibility             | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-8: Muni Storage and Maintenance      | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-9: Rider Improvements                | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-10: Transit Enhancement              | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| E-11: Transportation Demand Management | Not Applicable: plan-level mitigation by SFMTA                                                                                   |
| <b>F. Noise</b>                        |                                                                                                                                  |
| F-1: Construction Noise (Pile Driving) | Not Applicable: pile driving not proposed.                                                                                       |
| F-2: Construction Noise                | Applicable: temporary construction noise from use of heavy equipment. Project Mitigation Measure 2.                              |
| F-3: Interior Noise Levels             | Applicable: noise-sensitive uses where street noise exceeds 60 dBA. Requirement satisfied by sponsor.                            |
| F-4: Siting of Noise-Sensitive Uses    | Applicable: project includes siting of residential space in where street noise exceeds 60 dBA. Requirement satisfied by sponsor. |
| F-5: Siting of Noise-Generating Uses   | Not Applicable: project would not include                                                                                        |

| Mitigation Measure                                                                                                                                         | Applicability                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                            | noise-generating uses.                                                                                                                                                      |
| F-6: Open Space in Noisy Environments                                                                                                                      | Applicable: project includes open space where street noise exceeds 60 dBA. Project Mitigation Measure 3.                                                                    |
| <b>G. Air Quality</b>                                                                                                                                      |                                                                                                                                                                             |
| G-1: Construction Air Quality                                                                                                                              | Not Applicable: Project required to comply with Construction Dust Ordinance; not located in area of poor air quality.                                                       |
| G-2: Air Quality for Sensitive Land Uses                                                                                                                   | Not Applicable: Project not located in area of poor air quality.                                                                                                            |
| G-3: Siting of Uses that Emit Diesel Particulate Matter (DPM)                                                                                              | Not Applicable: Project would not include uses that emit DPM.                                                                                                               |
| G-4: Siting of Uses that Emit other Toxic Air Contaminants (TACs)                                                                                          | Not Applicable: Project would not include uses that emit TACs.                                                                                                              |
| <b>J. Archeological Resources</b>                                                                                                                          |                                                                                                                                                                             |
| J-1: Properties with Previous Studies                                                                                                                      | Not Applicable: Project located in Mission Dolores Archeological District.                                                                                                  |
| J-2: Properties with no Previous Studies                                                                                                                   | Not Applicable: Project located in Mission Dolores Archeological District.                                                                                                  |
| J-3: Mission Dolores Archeological District                                                                                                                | Applicable: project involves 13 feet of soil excavation/disturbance where resources may be present in Mission Dolores Archeological District. Project Mitigation Measure 1. |
| <b>K. Historical Resources</b>                                                                                                                             |                                                                                                                                                                             |
| K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area                                                                           | Not Applicable: plan-level mitigation completed by Planning Department.                                                                                                     |
| K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)                         | Not Applicable: plan-level mitigation completed by Planning Commission.                                                                                                     |
| K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront) | Not Applicable: plan-level mitigation completed by Planning Commission.                                                                                                     |
| <b>L. Hazardous Materials</b>                                                                                                                              |                                                                                                                                                                             |
| L-1: Hazardous Building Materials                                                                                                                          | Applicable: demolition of existing building. Project Mitigation Measure 4.                                                                                                  |

Please see the attached Exhibit C:<sup>6</sup> Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures, the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on August 19, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Six public comments were received regarding physical environmental effects; these include: (1) the height of the proposed building as being taller than neighboring buildings, (2) the scale of the building as being out of context with the neighborhood character, (3) the effect of the project in shading plants and neighboring structures, (4) the project's potential to worsen existing traffic congestion, (5) disturbance of potentially hazardous soil, and (6) the potential for parking spillover on surrounding streets. These concerns are addressed in the CPE Checklist under the 'Land Use' section, the 'Aesthetics and Parking' section, the 'Shadow' section, the 'Hazardous Materials' section, and the 'Transportation' section. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

## CONCLUSION

As summarized above and further discussed in the CPE Checklist:<sup>7</sup>

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

<sup>6</sup> The mitigation measures would be adopted as Conditions of Approval and the MMRP would be attached to approved Planning Commission documents as Exhibit C.

<sup>7</sup> The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.0124E.







# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0862E  
Project Title: The Urban School of San Francisco  
Address(es): 1631-1639 Oak Street and 1520/1530 Page Street  
Zoning: RM-1 (Residential - Mixed, Low Density) District  
40-X Height and Bulk District  
Block/Lot: 1223/002,003,008,022,023,024  
Lot Size: 52,000 square feet  
Project Sponsor: Diane Walters, The Urban School of San Francisco  
(415) 626-2919  
Staff Contact: Erik Jaszewski - (415) 575-6813  
Erik.Jaszewski@sfgov.org

1000 Mission  
Suite 400  
San Francisco  
CA 94103-24

Reception  
415.558.63

Fax  
415.558.64

Planning  
Information:  
415.558.63

### PROJECT DESCRIPTION:

The project site consists of six parcels and is located in the middle of the block bounded by Oak Street to the north, Masonic Avenue to the east, Page Street to the south, and Ashbury Street to the west in the Haight Ashbury neighborhood in San Francisco. The project site is currently occupied by facilities associated with the Urban School of San Francisco—founded in 1966—as well as the St. Agnes Catholic Church—founded in 1893.

(Continued on next page.)

### EXEMPT STATUS:

Categorical Exemption, Class 32 (State CEQA Guidelines, Section 15332).

GOVERNMENT  
DOCUMENTS DEPT

### REMARKS:

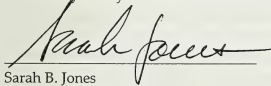
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NOV 5 2014

### DETERMINATION:

SAN FRANCISCO  
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Sarah B. Jones

Environmental Review Officer

October 30, 2014  
Date

cc: Diane Walters, Project Sponsor  
Mary Woods, Current Planner  
Alexandra Kirby, Preservation Planner  
Supervisor Breed, District 5 (via Clerk of the Board)

Distribution List  
Historic Preservation Distribution List  
Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

The Urban School of San Francisco is a private high school with an enrollment of approximately 380 students and approximately 74 employed staff. The main campus is located separate from the project site across Page Street at 1563 Page Street; however, the school's existing 35-foot-tall, 10,750-square-foot gymnasium/theater building is located on the project site at 1530 Page Street (Assessor's Block/Lot 1223/008). Additionally, two school parking lots comprising 57 parking spaces are located along Oak Street (Assessor's Block/Lots 1223/003, 022, and 024). A 40-foot-tall single-family residential building comprising approximately 3,800 square feet bisects the two parking lots at 1637 Oak Street (Assessor's Block/Lot 1223/023). The church is located primarily along Masonic Avenue, with several accessory buildings along Masonic Avenue, Oak Street, and Page Street. These structures would not be altered as part of the project.

The proposed project involves the existing parking lots, residential building, and gym, with implementation occurring in two phases. The first phase of the project along Oak Street—occurring over a 16-month construction phase—involves: 1) removal of the two existing surface parking lots; 2) adjustment of parcel boundaries; 3) eastward relocation of the existing single-family residence (1637 Oak Street) to abut the neighboring house at 1611 Oak Street; 4) construction of a 40-foot-tall, three-story-over-basement, 63,600-sf athletic building on the former parking lots and residential site at Oak Street, to be used by the Urban School of San Francisco; and (5) installation of a bus loading zone along the south side of Oak Street adjacent to the proposed athletic building (subject to approval by the San Francisco Municipal Transportation Agency (SFMTA)).

The proposed athletic building along Oak Street would consist of: 1) administration offices at the ground-floor level; 2) a gymnasium, four classrooms, and more administration offices, which total 15,300 sf, at the second level; 3) five classrooms and offices which total 7,700 square feet at the third level; 4) 9,200 square feet turf or sport surface play area at the rooftop level; and 5) a parking garage at the ground floor and basement levels with capacity for 81 spaces (and up to 101 spaces with a valet). The parking garage would be accessible from a 25-foot-wide curb cut on Oak Street and solely designated for faculty and staff. Forty-five (45) bicycle parking spaces, including 36 Class I (locker type) and 9 Class II (standard) spaces would be provided at the ground-floor level.

The second phase of the project along Page Street—occurring over a 12-month construction phase—involves conversion and interior remodel of the previous two-story St. Agnes Gymnasium (gym) at 1530 Page Street to add an approximately 315-seat theater to be used by the Urban School. No changes would be made to the two existing classrooms located on the second floor of the building. At the interior of the building there is an unexcavated area south of the existing basement of approximately 3,300 sf, which would be excavated to create usable school space such as theater support space, classrooms, office, and storage. In addition, minor changes are proposed at the exterior of the building for security and accessible upgrades.

The proposed project would result in an increase of approximately 40 students and three (3) staff, for a total enrollment of 420 students with 77 staff. The new and converted theater and athletic facilities would not host a greater number of events; however, they would allow for higher patron attendance. The theater

building would allow for an increase in attendance from 175 patrons currently, to 315 patrons as proposed. The athletic building would allow for an increase in attendance from 50 spectators currently to approximately 100 spectators as proposed (potentially up to 200 for rare events, such as playoff games). The proposed project would also include the installation of approximately seven new street trees.

Six (6) existing parcel boundaries on the project site outline multiple facilities and bisect the Urban School's parking lots. The proposed project would realign and merge parcel boundaries to better follow the contours of existing and proposed buildings. The project would result in five (5) parcels paired to each building including the relocated residence, the existing St. Agnes Church, the existing St. Agnes Rectory, the remodeled theater building, and the newly constructed Oak Street athletic building.

## Project Approvals

The proposed project would require the following approval:

- **Planned Unit Development** (*Planning Commission*). The proposed project would require approval from the Planning Commission for a Planned Unit Development.
- **Bus Loading Zone** (*SFMTA*). The proposed project would require approval from the SFMTA for installation of a bus loading zone on the south side of Oak Street.

**Approval Action:** The issuance of a Planned Unit Development (PUD) by the Planning Commission is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The *San Francisco General Plan*, which provides general policies and objectives to guide land use decisions, contains some policies that relate to physical environmental issues. The proposed project would not conflict with any such policy. The project site is located in an RM-1 (Residential-Mixed, Low Density District) and is currently occupied by educational and religious facilities, as well as a residence. The proposed project would remodel the existing gymnasium/theater into a 315-seat theater space and construct a 40-foot-tall gymnasium, both of which would be for high school educational use. The RM-1 district conditionally allows for secondary school (high school) uses with approval of a Planned Unit Development (PUD) from the Planning Commission. As part of the PUD approval process, the project would be required to affirmatively promote applicable objectives and policies of the General Plan, comply with the 40-X Height and Bulk District, provide adequate parking, provide open space, provide street trees, and provide landscaping and permeable surfaces in any required setbacks.

- b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The approximately 1.19-acre (52,000-square-foot) project site is located within a fully developed area of San Francisco. The nearby properties include residential, commercial, religious, health, and educational uses. The proposed project, therefore, would be properly characterized as in-fill development of less than five acres, completely surrounded by urban uses.

- c) *The project site has no habitat for endangered, rare or threatened species.*

The project site is within a fully built-out urban area and is completely developed with buildings and parking lots. The project site is nearly fully covered with existing buildings, with minimal landscaping such as trees and ground cover. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

The proposed project is within 300 feet of a possible urban bird refuge. The San Francisco Board of Supervisors adopted Standards for Bird-Safe Buildings, Planning Code Section 139, on July 14, 2011. The Standards for Bird-Safe Buildings include guidelines for use and types of glass and façade treatments, wind generators and grates, and lighting treatments. The standards impose requirements for both location-related hazards and feature-related hazards. The proposed project would be subject to the Standards for Bird-Safe Buildings, and therefore it would not result in significant impacts on birds due to bird strikes.

- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

#### Traffic

A Transportation Technical Memorandum (Transportation Memo)<sup>1</sup> was prepared by CHS Consulting Group for the project to evaluate transportation-related effects resulting from the new and renovated school buildings in accordance with the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (the Guidelines).<sup>2</sup> The memo analyzed travel demand characteristics, passenger pick-up/drop-off activities, and parking and loading conditions.

#### *Travel Demand*

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<sup>1</sup> CHS Consulting Group. *Urban School of San Francisco (1530 Page Street/1631-39 Oak Street)*. September 24, 2014. This report is available for review as part of Case No. 2013.0862E.

<sup>2</sup> The *Transportation Impact Analysis Guidelines for Environmental Review* is available online at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=6753>.

The project site is located on a block bounded by Masonic Avenue, Oak Street, Page Street, and Ashbury Street. The Urban School of San Francisco currently enrolls 380 students and employs 74 staff. Student loading occurs on the south side of Page Street adjacent to the school's main campus. In the morning commute period (between 7:00 a.m. and 9:00 a.m.), approximately 196 students are dropped off by parents/guardians, 18 students dropped off with friends' parents/guardians, 28 drive, 102 ride the bus, 10 bicycle, and 25 walk. After school (before 4:00 p.m.), approximately 120 students are picked up by their parent/guardian, eight (8) are picked up by their friends' parent/guardian, 26 drive their car, 188 ride the bus, 11 bicycle, and 27 walk.

The Urban School has a adopted transportation guidelines<sup>3</sup> which students and parents are required to adhere. The procedures contained in the guidelines include: (1) encouraging parents to send their children to school via alternative means of transportation such as public transportation, walking, or bicycling; (2) encouraging parents that drop off their children to find a spot way from the school to drop off their child; (3) requiring parents that stop in front of the school to do so only in a loading zone on the south side of Page Street adjacent to the main Urban School campus; (4) prohibiting double-parking on Page Street; (5) expediting drop-off and pick-up activities; (6) prohibiting the blocking of crosswalks; (7) prohibiting parking in either the school's or the neighbors' driveways; (8) restricting students from staying after 5 p.m. unless given special permission; (9) prohibiting parent parking at the St. Agnes Church parking lot on Oak Street during the school day or during special events; (10) prohibiting student use of the St. Agnes Church parking lot; (11) recommending the use of caution while driving near the adjacent FACES Preschool; (12) and prohibiting use of the neighboring FACES Preschool loading zone.

The proposed project's vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Existing intersections near the project site are operating at acceptable LOS and the majority of school traffic does not occur during the p.m. peak period.

The approximate increase of 40 students and three staff resulting from construction of the new and renovated school buildings would be expected to generate 28 new vehicle trips to the School in the morning and 19 vehicle trips from the School in the afternoon. The majority of these vehicle trips would be distributed throughout the student morning drop-off and afternoon pick-up periods, and such an increase in vehicle trips would not considerably effect traffic conditions at or near the project site beyond existing conditions during the morning peak commute period (between 7:00 a.m. and 9:00 a.m.). Typical weekday evening peak traffic conditions would not be affected as the majority of vehicle trips traveling to/from the School site would occur before 4:00 p.m..

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<sup>3</sup> The School's transportation guidelines *Rules for Governing Drop-Off and Pick-Up* are outlined in the *Transportation Technical Memorandum* available for review as part of Case No. 2013.0862E, as well as online at: [http://www.urbanschool.org/uploaded/Parent\\_portal\\_docs/RulesGoverningTraffic\\_14-15\\_rev3.pdf](http://www.urbanschool.org/uploaded/Parent_portal_docs/RulesGoverningTraffic_14-15_rev3.pdf).

The School would continue to manage traffic circulation and encourage the use of alternative modes of transportation through its existing *Traffic and Safety Procedures* and other transportation resources available to students and faculty. Such actions would reduce vehicle demand associated with the proposed project and reduce any potential adverse effects to other modes of transportation.

As under existing conditions, the majority of all future athletic events held at the School would occur between 3:00 p.m. and 8:00 p.m. The level of attendance for existing athletic events generally ranges between 35 to 50 spectators on a given day; however, because the proposed athletic building would allow for more competitive events at the School, the estimated attendance at the athletic building could range between 25 to 100 spectators (potentially up to 200 for rare events, such as playoff games), especially for varsity basketball games (which currently generate the highest amount of spectators relative to other school-related sporting events). Because the majority of spectators attending these athletic events would likely be students and faculty/staff associated with School, the athletic building would not result in a substantial increase in new person trips to the School, as these spectators are already onsite. However, there could be an increase in person trips to the School from other parents/guardians associated with athletes at the School as well as athletes from visiting high schools. Students, faculty/staff, and parents/guardians associated with School athletes would adhere to the current transportation guidelines enforced by the School. The guidelines encourage public transportation, discourage double-parking and blocking driveways, recommend drop-off procedures, caution drivers about nearby bicyclists, and outline event parking procedures. Furthermore, because these events would likely attract visitors from other high schools, the project sponsor has incorporated a set of transportation policies into the project as recommended by the transportation memo in order to reduce any potential adverse affects to the nearby transportation network.

#### *School Loading*

Student pick-up and drop-off occurs in an existing 260-foot passenger loading zone on the south side of Page Street between Ashbury Street and Masonic Avenue, across from the St. Agnes Church and adjacent to the Urban School's primary entrance. During the morning student drop-off period, the highest amount of vehicles arriving to the school would occur between approximately 8:00 a.m. and 8:15 a.m. During this time, the proposed project would increase queuing vehicles by three to a maximum of 11 vehicles queuing at a time. In the afternoon, the proposed project would result in an increase of three vehicles to create a maximum queue of 10 vehicles. Although the proposed project would result in an increase in queues along eastbound Page Street during the morning and afternoon student drop-off period, the existing passenger loading zone adjacent to the school is able to accommodate up to 13 vehicles. Therefore, the passenger loading zone would continue to accommodate the anticipated loading demand and would not result in a spillover effect and/or double parking of vehicles along the street. Additionally, the school has incorporated a set of transportation policies as part of the amended PUD that include providing parents/guardians with an orientation packet outlining the school's transportation policies, providing a map and information of new bicycle parking in the underground parking garage, establish a maximum drop-off and pick-up duration, establishing designated parking spaces for any long-term parking during student pick-up and



drop-off activities, developing a volunteer carpooling program for parents/guardians, and appointing a transportation coordinator to implement the adopted transportation policies.

In light of the above, the proposed project would not result in significant impacts related to vehicle queuing or school loading.

#### *Afterschool Event Circulation*

The proposed project would allow the school to host approximately 78 athletic events throughout the school year and would not result in an increase in the number of sporting or non-sporting events to be held at the school as the proposed athletic building would replace the previous gym and the proposed theater would replace a previous theater flex space. Afterschool events would adhere to the same schedule as under the existing conditions; therefore, the number of events scheduled during weekdays and weekends at the athletic and theater buildings would be the same as is currently scheduled in several locations currently used by the school.

As under existing conditions, the majority of all future athletic events held at the School would occur between 3:00 p.m. and 8:00 p.m. The level of attendance for existing athletic events generally ranges between 35 to 50 spectators on a given day; however, because the athletic building would allow for higher-attendance competitive events at the school, the estimated attendance at the athletic building could range between 25 to 100 spectators (potentially up to 200 for rare events, such as playoff games). Because the majority of spectators attending these athletic events would likely be students and faculty/staff associated with school, the athletic building would not result in a substantial increase in new person trips to the school, as these spectators are already on-site. However, there could be an increase in person trips to the school from other parents/guardians associated with athletes at the school as well as athletes from visiting high schools due to the expanded capacity of the proposed athletic building. Students, faculty/staff, and parents/guardians from both the Urban School and visiting schools would be required to adhere to the previously discussed transportation guidelines currently enforced by the school.

As noted above, the athletic building would allow for higher-attendance athletic events at the School campus, and therefore, visiting teams from other high schools in the area would be traveling to the School throughout the school year. Similar to past events, these visiting teams would likely be transported to the School via private or public bus or van and these student athletes would be dropped off and picked up at the entrance of the athletic building, along the south side of Oak Street. The loading activities associated with student athletes being dropped off and picked up at the athletic would be accommodated by the project's proposed bus loading zone along the southern curb area of Oak Street (which is subject to approval by the SFMTA). Loading zone regulations would be enforced by the School and bus loading activities would be allowed only within the proposed loading zone on the south side of Oak Street during an established time period (i.e., 3:00 p.m. to 8:00 p.m.) during weekdays. It is noted that although the loading zone would allow for the school and/or visiting school buses to drop-off/pick-up athletes, no long-term stopping and/or parking of buses would be permitted within the loading zone. If the proposed loading zone were not permitted by the SFMTA, the school would coordinate with parents/guardians to delay their pick-up activities until after buses/vans dropped off the visiting students. Additional loading options would be explored by the school, including utilization of a loading zone near the corner of Haight and Schrader Streets.



The proposed theater would host several non-athletic events that currently occur in the School's existing theater flex space. Such events include but are not limited to administrative meetings, social events (e.g., school dances, group events), and theatrical performances. Such events typically occur during evening hours on a typical weekday and very few occur during the weekend. While proposed theater would not increase the number of events held at the school, it would allow for increase in attendance from 175 patrons currently to 315 patrons as proposed. Because the majority of patrons attending these non-athletic events would likely be students and faculty/staff associated with school, the theater building would not result in a substantial increase in new person trips to the school, as these attendees are already on-site. However, there could be an increase in person trips to the school from patrons outside of the school due to the expanded capacity of the proposed theater building. Students, faculty/staff, and parents/guardians from both the Urban School and visiting schools would be required to adhere to the previously discussed transportation guidelines currently enforced by the school. However, approximately three such events would occur throughout the semester and would therefore be relatively rare.

Additionally, non-athletic events affiliated with the theater and athletic events affiliated with the athletic building would not occur concurrently. However, because of the potential for increased event attendance in general, the project sponsor has incorporated a set of transportation policies as part of the project. These policies include coordinating bus staging areas, providing off-site parking locations to bus/van operators, and requiring attendees to be dropped off and picked up in the proposed loading zone along the south side of Oak Street.

In light of the above, the proposed project would not result in significant impacts related to afterschool event circulation.

#### *Construction*

Construction-generated traffic would not coincide with daily student drop-off/pick-up activities to a substantial degree. Construction workers would be required to park their vehicles at off-site locations and would be shuttled to and from the site. Although construction activities would generate several daily shuttle trips and about one haul truck per hour over a three-month period of time, such activities would be concentrated along the south side of Oak Street, and would not interfere with any student drop-off/pick-up activities (as such actions occur along Page Street).

While the athletic building would be operational during the Phase 2 renovation of the new theater building, construction activities would primarily occur in the interior of the building, and construction traffic would not coincide with daily drop-off/pick-up activities to a substantial degree. Construction activities would not result in a significant increase in traffic along Page and Oak Street, Masonic Avenue, or other nearby local roadways on a daily basis; nor would they interfere with daily circulation (vehicle, pedestrian, bicycle traffic) conditions in and around the project site. In addition, faculty, staff, and students would be within the School buildings during most of the day while construction is occurring and would not be circulating in and around the campus area over a long period of time, and would not be traveling near the construction zone in order to access their classrooms, cafeteria, gymnasium, or other areas. Students would be circulating near the construction activities associated with the theater building renovation;

however, most construction activities in Phase 2 would be concentrated indoors during the renovation.

Overall, the increase in traffic due associated with construction activities would not be substantial and would occur over a temporary period of time. Furthermore, such an increase in daily vehicles would not result in an adverse impact to local-serving bus transit vehicles, or impede access to nearby transit facilities. Although construction activities may require the temporary closure of the sidewalk area along the south side of Oak Street, this closure would be temporary and would not permanently eliminate the sidewalk area or any other pedestrian facilities in and around the project site. Overall, it is not anticipated that the addition of the construction truck and worker-related trips, in combination with on-site activities, would substantially affect transportation conditions, nor result in adverse effects to users of affected streets over the 16-month construction period. As stated above, construction activities would be concentrated within a designated area and the daily interaction between construction activities and School operations (including student drop-off/pick-up activities) would be minimized through newly incorporated transportation policies to better coordinate and schedule daily construction activities and to avoid and/or eliminate any conflicts between such activities and patrons traveling to and from the project site.

In light of the above, the proposed project would not result in significant impacts related to construction traffic.

#### Pedestrians

Pedestrian amenities generally include sidewalks, crosswalks, curb ramps, pedestrian signals, and streetscape and landscape amenities (i.e., benches, tree-lined buffers, planters, bulb-outs, street lighting, etc.). The project site is located within an established pedestrian network comprised of continuous sidewalks, curb-ramps and painted, high-visibility crosswalks at area intersections. Due to the presence of institutional and religious uses within the neighborhood, there are several "pedestrian crossing" signs posted at the majority of intersections.

Pedestrian access to the new and renovated school buildings would occur on Oak Street and Page Street. Moderate to low levels of pedestrian activity occur in the site vicinity, and the marginal increase in pedestrian trips associated with the new students and faculty/staff would not result in substantial overcrowding conditions along area sidewalks and/or transit stops. Additionally, the Memo did not find any pedestrian-related deficiencies adjacent to the project site.

Therefore, the proposed project's pedestrian-related impacts would be less than significant.

#### Parking

There are a total of 572 public on-street parking spaces within approximately two blocks of the project site and the only off-street parking facilities in the project area are the private parking lots adjacent to the church which comprise 57 total parking spaces. It is noted that the church parking lots are dedicated for church patrons, church staff, and School faculty; no students are permitted to park in the lots. On-street parking demand within the project area is generally well-utilized with limited availability. The proposed project would remove the existing 57-space parking lots and construct an 81-space parking garage (a capacity of up to 101 spaces with valet operations).

The proposed loading zone on the south side of Oak Street would be located along existing sidewalk curb cuts and would therefore not remove any on-street parking spaces.

Parking conditions in and around the School are generally constrained throughout a typical weekday with limited availability for public on- and off-street parking. The proposed project would result in an additional three (3) faculty/staff members and it is estimated that these new faculty/staff members would generate up to two (2) vehicle trips on a daily basis. The three new faculty/staff members would be allowed to park in designated spaces in the proposed 81-space underground garage and would not need to park along nearby streets. The proposed project would include removal of the existing 57-space surface parking lots; however, church staff, church patrons, and school faculty utilizing that parking lot would be permitted to use the new parking garage. Additionally, the proposed 81-space parking garage would accommodate any remaining school staff that may be utilizing on-street parking spaces. With most church activities occurring on the weekend, church patron utilization of the parking garage would generally not coincide with weekday staff parking. For church activities that occur on weekdays during school hours, the 81-space garage would not only accommodate those staff and patrons that currently use the existing 57-space lot, but also allow for additional church patrons and school staff that may be parking on the street under current conditions. Furthermore, those attending the School's athletic and non-athletic events would not be permitted to park in the garage.

The proposed project would generate approximately three (3) student drive-alone vehicle trips to and from the project site on a daily basis. Although student parking would not be permitted in the proposed underground parking garage, these students who opt to forego being dropped off or picked up, or use alternative modes of transportation, could find accessible parking along nearby streets. However, due to the current limited availability of on-street parking along adjacent streets, these students may be discouraged to drive their private vehicle to and from the School and would likely utilize other means of transportation (e.g., transit, bike, walk, etc.).

While the numbers of athletic and non-athletic events occurring at the school would not increase, additional attendance in afternoon and evening athletic events at the School could result in potential parking effects along nearby streets. Parents/guardians, students, and faculty/staff familiar with current parking conditions in and around the School would likely utilize other means of transportation to attend future athletic events at the School. Furthermore, many of the Urban School's students and faculty/staff would likely already be on-site as many events occur near school hours, and those associated with the Urban School would adhere to the current transportation guidelines enforced by the school, which prohibit utilization of on-site parking during events by parents and students.

Currently some parents/guardians and students associated with other visiting high schools drive their own private vehicle (as a matter of convenience with respect to distances traveled to access the School), and likely encounter difficulties in searching for publicly available parking. While visiting parents would likely continue to drive to the School's events, the project sponsor has incorporated a set of transportation policies that include appointing a TDM coordinator to inform visiting schools about parking locations and alternative modes of transportation.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel. While parking conditions change over time, a substantial shortfall in parking caused by a project that creates hazardous conditions or significant delays to traffic, transit, bicycles or pedestrians could adversely affect the physical environment. Whether a shortfall in parking creates such conditions will depend on the magnitude of the shortfall and the ability of drivers to change travel patterns or switch to other travel modes. If a substantial shortfall in parking caused by a project creates hazardous conditions or significant delays in travel, such a condition could also result in secondary physical environmental impacts (e.g., air quality or noise impacts caused by congestion), depending on the project and its setting.

The absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e. walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

In light of the above, the proposed project would not result in a substantial parking shortfall that would create hazardous conditions or significant delays affecting traffic, transit, bicycles or pedestrians. Therefore, the proposed project would not result in significant impacts related to parking.

#### Noise

The project site is located in an area where traffic-related noise exceeds 60 dBA<sup>4</sup> ( $L_{dn}^{5}$ ). A consultant-prepared acoustical analysis demonstrates that the proposed project is consistent with the American National Standards Institute (ANSI) interior noise safety standards, as well as the San Francisco Police Code Article 29 which limits effects of noisy activities on nearby sensitive receptors.<sup>6</sup>

#### *Classroom Interior Noise*

The analysis measured ambient noise at the project site, and found a maximum ambient noise level of 72.6 dBA. In order to achieve interior noise levels of 35 dBA, the report recommends that the new building shell meets a minimum STC<sup>7</sup> rating of 38.

#### *Exterior Noise*

The proposed project involves construction of a three-story athletic building including a rooftop recreation field on the fourth floor, which would be adjacent to neighboring residences on Oak Street. The acoustical analysis evaluated the project's potential noise effects on nearby properties resulting from the rooftop recreation field as well as noise-generating rooftop equipment. San Francisco Police Code Article 29 states that on-site noise generators cannot exceed the ambient noise level by more than 8 dB at any property plane. The report found noise resulting from the recreation field and rooftop equipment would not exceed the ambient noise level by more than 8 dB during the day; however, noise at night would exceed the ambient noise level by more than 8 dB due to the operation of a rooftop air handling unit (AHU). As such, the report recommends that the rooftop AHU be surrounded by a barrier wall one foot above the top edge of the AHU, with absorptive finishes applied. The barrier wall has been incorporated as part of the proposed project. This barrier ensures that the nightly ambient noise would be below the San Francisco Police Code threshold.

Besides the AHU, the proposed project would not install other permanent noise-producing elements such as bells or loudspeakers on the rooftop recreation area. Occasional student-centered, non-athletic events like musical performances and plays could occur on the rooftop space; however, such events would be subject to permitting administered by the San Francisco Entertainment Commission and would comply with San Francisco Police Code and other applicable city ordinances.

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<sup>4</sup> The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

<sup>5</sup> The  $L_{dn}$  is the  $L_{eq}$ , or Energy Equivalent Level, of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10:00 p.m. to 7:00 a.m. The  $L_{eq}$  is the level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time period of interest.

<sup>6</sup> Smith, Fause & McDonald, Inc., Acoustical Consultants. *Urban School of San Francisco – Academic and Athletic Building, Exterior Noise Isolation and Impact Assessment*. Acoustical Analysis. September 10, 2014. This report is available for review as part of Case No. 2013.0862E.

<sup>7</sup> Sound Transmission Class (STC) is a standardized integer rating of how well a building partition attenuates airborne sound, with increasing values indicating better sound dampening ability.

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels discernible to most people. As described above, the proposed project would not cause a doubling in traffic volumes and therefore would not result in a substantial increase in the ambient noise level in the project vicinity. Although some increase in noise would be associated with the construction phase of the project, such occurrences would be limited to certain hours of day and would be temporary in nature. Thus, no significant noise impacts would be associated with the proposed project.

In addition, all construction activities for the proposed project (occurring over the course of approximately 16 months for Phase 1 and 12 months for Phase 2) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA ( $L_{dn}$ ) at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 16 months for Phase 1 and 12 months for Phase 2, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be subject to and would comply with the Noise Ordinance. Compliance with the Noise Ordinance would ensure that any construction-related noise effects on nearby residences would not be significant.

In light of the above, the proposed project would not have a significant impact on noise.

#### Air Quality

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (PM), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>) and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The Bay Area Air Quality Management District (BAAQMD) has established thresholds of significance to determine if projects would violate an air quality standard, contribute substantially to an air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants within the San Francisco Bay Area



Air Basin. To assist lead agencies, the BAAQMD, in their *CEQA Air Quality Guidelines* (May 2011), has developed screening criteria. If a proposed project meets the screening criteria, then the project would result in less-than-significant criteria air pollutant impacts. A project that exceeds the screening criteria may require a detailed air quality assessment to determine whether criteria air pollutant emissions would exceed significance thresholds. The proposed project would not exceed criteria air pollutant screening levels for operation or construction.<sup>8</sup>

In addition to criteria air pollutants, individual projects may emit toxic air contaminants (TACs). TACs collectively refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long-duration) and acute (i.e., severe but of short-term) adverse effects to human health, including carcinogenic effects. In an effort to identify areas of San Francisco most adversely affected by sources of TACs, San Francisco partnered with the BAAQMD to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco. Areas with poor air quality, termed "Air Pollutant Exposure Zones," were identified based on two health-protective criteria: (1) excess cancer risk from the contribution of emissions from all modeled sources greater than 100 per one million population, and/or (2) cumulative PM<sub>2.5</sub> concentrations greater than 10 micrograms per cubic meter. Land use projects within these Air Pollutant Exposure Zones require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations.

The proposed project is not within an Air Pollutant Exposure Zone. Therefore, the proposed project would not expose sensitive receptors to substantial levels of air pollution. The proposed project would require construction activities for approximately 16 months for Phase 1 and 12 months for Phase 2. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, the proposed project would be subject to, and comply with, California regulations limiting idling to no more than five minutes,<sup>9</sup> which would further reduce nearby sensitive receptors exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would result in a less-than-significant-impact with respect to exposing sensitive receptors to substantial levels of air pollution.

In conclusion, the proposed project would not result in significant air quality impacts.

#### Water Quality and Stormwater

The proposed project would not generate substantial additional wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The proposed new buildings would be served by the City's combined sewer system. The project would not substantially increase discharges of wastewater or stormwater compared to recent past uses of the site. Furthermore, the City's combined sewer system possesses sufficient capacity to accommodate the incremental increase in demand, if any, associated with the proposed project.

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<sup>8</sup> Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, Updated May 2011. Table 3-1.

<sup>9</sup> California Code of Regulations, Title 13, Division 3, § 2485.



The existing lot is substantially covered by impervious surfaces and the proposed buildings would occupy already built-out spaces. As a result, the proposed project would not result in an increase in the amount of impervious surface area on the site, which in turn would increase the amount of runoff and drainage. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would comply with the Stormwater Design Guidelines, incorporating Low Impact Design (LID) approaches and stormwater management systems into the project. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in any significant impacts related to hydrology and water quality

*e) The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and utilities are available. The proposed project would be connected with the City's water, electric, and wastewater services. Prior to receiving a building permit, the project would be reviewed by the City to ensure compliance with City and State fire and building code regulations concerning building standards and fire protection. The proposed project would not result in a substantial increase in intensity of use or demand for utilities or public services that would necessitate any expansion of public utilities or public service facilities.

## Other Environmental Concerns

### Historic Resources.

The proposed project involves alteration the St. Agnes Gymnasium at 1530 Page Street—constructed in 1949—as well as the relocation of the two-story-over-basement residence at 1637 Oak Street—constructed in 1907. While the proposed project would not directly alter the St. Agnes Catholic Church—located at 1620 Page Street and constructed between 1926-1953—the proposed project would construct and alter buildings immediately adjacent. These structures are considered potentially historic, and were therefore evaluated in an Historic Resource Evaluations (HREs).

As the proposed project would involve alteration of buildings over 45 years old, a consultant-prepared HRE Part I report was prepared<sup>10</sup> and reviewed by the Department in a subsequent Historic Resource Evaluation Response (HRE) Part I.<sup>11</sup> In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject buildings are historic resources as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible

<sup>10</sup> Page & Turnbull. *The Urban School of San Francisco*. Historic Resource Evaluation. December 5, 2013. This report is available for review as part of Case No. 2013.0862E.

<sup>11</sup> *Historic Resource Evaluation Response Part I*. Shelley Caltagirone. April 3, 2014. A copy of this document is attached.

for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

Based on the information provided in the HRE report cited above, the Department found that the St. Agnes Gymnasium and the St. Agnes Church do not appear to be eligible for inclusion on the California Register as an individual resource or as a contributor to a historic district. However, the Department found the project site to be located in the eligible Panhandle Historic District, and determined the 1637 Oak Street residence to be eligible for listing on the California Register under Criterion 1 (Events) as a contributor to this district. Therefore, an HRE Part II<sup>12</sup> was prepared to evaluate the compatibility of the proposed project with the Panhandle Historic District. The Department subsequently prepared an HRER Part II<sup>13</sup> that found the proposed project to be consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation* (Standards) and that the project would not cause a substantial adverse impact to a resource such that the significance of the 1637 Oak Street building or the surrounding Register-eligible Panhandle Historic District would be materially impaired. The Department's analysis is briefly summarized below.

#### *Panhandle Historic District*

An HRER prepared in conjunction with a project at 200 Clayton Street<sup>14</sup> determined that the vicinity immediately surrounding the Panhandle, from Stanyan to Baker Streets and from Hayes to Page Streets, appears to qualify as the eligible Panhandle Historic District. This area contains a high concentration of properties that were developed between circa 1870 and 1915 that were directly related to the establishment of Golden Gate Park and the Panhandle as a highly desired area for residential development. This area is an architecturally intact Victorian-era neighborhood with many early examples of buildings from that period. The project site is located within the rough boundaries of the Panhandle Historic District as described in the previous HRER report, although the subject block does not reflect the same architectural character, as both sides of Page Street between Masonic Avenue and Ashbury Street are composed of primarily institutional buildings constructed after 1870 to 1915—the Panhandle Historic District period of significance.

#### *St. Agnes Catholic Church*

As the earliest established parish in the Haight-Ashbury neighborhood, the St. Agnes Church has been reconstructed and relocated numerous times in the past, and the present building was constructed long after the church's establishment in 1894. No persons associated with the existing church have been identified to have made significant contributions to regional or national history. While one of the architects of the church, namely Henry A. Minton, may be considered a master architect, the building was constructed nearly two decades after Minton and Smith's most productive years and does not appear

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<sup>12</sup> Page & Turnbull. *The Urban School of San Francisco Project Historic Resource Evaluation Part 2*. October 6, 2014. This report is available for review as part of Case No. 2013.0862E.

<sup>13</sup> *Historic Resource Evaluation Response Part II*. Alexandra Kirby. October 17, 2014. A copy of this document is attached, along with existing photos of the subject structures.

<sup>14</sup> *Historic Resource Evaluation Response Part I*. Gretchen Hilyard. January 29, 2014. A copy of this document is available as part of Case No. 2012.0850E.

exemplary of their work. Finally, the church is not likely to yield important historical information as the church is neither a rare construction type nor associated with archeological resources. Therefore, the church is neither individually eligible for the California Register under any Criteria, nor eligible as part of an historic district.

#### *St. Agnes Gymnasium*

The St. Agnes Gymnasium at 1530 Page Street was constructed in 1949 and designed by architects Henry A. Minton and Wilton Smith in the Mission Revival Style. The gymnasium is not associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. The building was constructed much later than the surrounding neighborhood in 1949, which is outside of the Panhandle Historic District's period of significance. No persons associated with the subject property have been identified as making significant contributions to regional or national history. The building does not exemplify the Mission Revival style, high artistic value, or the best of Henry A. Minton's work. Finally, the gym is not likely to yield important historical information as the building is neither a rare construction type nor associated with archeological resources. Therefore, the gym is neither individually eligible for the California Register under any Criteria, nor eligible as part of an historic district.

#### *1637 Oak Street Residence*

The residence at 1637 Oak Street was constructed in 1907 in the Edwardian Style. The residence is not associated with any significant historical events as it post-dates the earliest development in the area. However, the building does appear to have historical significance as part of a collection of late 19<sup>th</sup> century and early 20<sup>th</sup> century properties. The Panhandle Historic District was the first San Francisco neighborhood to develop near Golden Gate Park after its establishment in 1870, and the District marked a major change in the residential development patterns of the City, moving residents further west. The neighborhood displays the architectural congruity necessary to qualify for listing under Criterion 1 (Events) due to its significance associated with the establishment of Golden Gate Park and the City's shifting residential development patterns. Although a survey has not yet been completed for the District, the 1637 Oak Street is an intact example of an early 20<sup>th</sup>-century residential development in the area induced by establishment of Golden Gate Park.

No persons associated with the residence have been identified as making significant contributions to regional or national history. The building does not possess high artistic value or individually embody distinctive characteristics of a type, period, region, or method of construction. However, the building would contribute to the Panhandle Historic District as a good contextual example of an Edwardian residence. 1637 Oak Street retains all aspects in integrity except setting and feeling due to (1) the displacement of the original adjacent residential and garage buildings and (2) the conversion of Oak Street from a quiet residential street to a busy one-way thoroughfare.

In light of the above, the residential building at 1637 Oak Street is a contributor to the California Register-eligible Panhandle Historic District. Thus, the proposed relocation of the 1637 Oak Street residence was evaluated based on the applicable Standards outlined by the Secretary of the Interior. The proposed project retains the historic residential use of the building and would not require changes to the building's residential character. The building would remain compatible in use with the Panhandle Historic District, and the relocation would enhance the building's spatial relationship to the neighborhood and would not

pose an impact to the District. The historic character of the building would be retained and preserved, as no character-defining materials or architectural elements would be impaired or removed at the primary façade. While the spatial relationship of the building would be altered, the relocation would reincorporate the historic residence into the fabric of the District, reinforcing its role as a contributor. Characteristics of the residence that define the District would be retained, and therefore would continue to contribute to the historic district after the relocation maintaining the overall District's character. The proposed project would not create a false sense of historical development as the new construction would feature a contemporary yet compatible design within the District's context. The project's new construction would be differentiated from the character-defining features of the residence, but would be designed to respond to the surrounding historic context. While the proposed project would not remove or redesign the building, future redesigns would maintain the essential form and integrity of the District. Therefore, the proposed relocation of the 1637 Oak Street residence is consistent with the Secretary of the Interior Standards.

In light of the above, the proposed project would not have a significant impact related to historic resources.

Hazardous Materials. The Maher Ordinance (Ordinance 253-86) requires analyzing soil for hazardous waste within specified areas, designated as Maher areas, when over 50 cubic yards of soil are to be disturbed and on sites specifically designated by the Director of Public Health (DPH). As the project site falls within the boundary designated by the ordinance, the project is therefore subject to the associated requirements. The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I ESA has been prepared to assess the potential for site contamination.<sup>15</sup> The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The Phase I did not find any evidence of recognized environmental conditions in connection with the subject site. However, the ESA speculated that the subject site may have been affected by historical hazardous uses on

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<sup>15</sup> Krazan & Associates, Inc. *Phase I Environmental Site Assessment: Proposed Urban School Property 1530 Page Street*. Phase I Environmental Site Assessment. May 20, 2013. This report is available for review as part of Case No. 2013.0862E.

or near the site, as a gasoline underground storage tank (UST) was previously located at 1639 Oak Street, since removed. While, the report did not recommend further testing or analysis, DPH may require additional information or remediation action.

Due to the age of the existing structures, asbestos containing materials may be found within the existing on-site structure proposed to be altered. Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition or abatement work.

Notification includes the names and addresses of operations and persons responsible; description and location of the structure to be demolished/altered including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition or abatement; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The District randomly inspects asbestos removal operations. In addition, the BAAQMD will inspect any removal operation concerning which a complaint has been received.

The local office of the State Occupational Safety and Health Administration (OSHA) must be notified of asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in 8CCR1529 and 8CCR341.6 through 341.14 where there is asbestos related work involving 100 square feet or more of asbestos containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services in Sacramento. The contractor and hauler of the material is required to file a Hazardous Waste Manifest which details the hauling of the material from the site and the disposal of it. Pursuant to California law, the Department of Building Inspection (DBI) would not issue the required permit until the applicant has complied with the notice requirements described above.

These regulations and procedures, already established as a part of the permit review process, would ensure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Because of the age of the existing building proposed for alteration, it may contain lead-based interior or exterior paint. Demolition or alterations must comply with Chapter 34, Section 3407 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on any building built on or before December 31,

1978, or any steel structures to which lead-based paint disturbance or removal would occur, and exterior work would disturb more than 100 square feet or 100 linear feet of lead-based paint, Chapter 34 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Chapter 34 contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the Department of Housing and Urban Development (HUD) Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbance or removal of lead-based paint. Any person performing work subject to the ordinance shall make all reasonable efforts to prevent migration of work debris beyond containment barriers during the course of the work, and any person performing regulated work shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

The ordinance also includes notification requirements, contents of notice, and requirements for signs. Notification includes notifying bidders for the work of any paint inspection reports verifying the presence or absence of lead-based paint in the regulated area of the proposed project. Prior to commencement of work, the responsible party must provide written notice to the Director of the Department of Building Inspection of the location of the proposed project; the nature and approximate square footage of the painted surface being disturbed and/or removed; anticipated job start and completion dates for the work; whether the responsible party has reason to know or presume that lead-based paint is present; whether the building is residential or nonresidential, owner-occupied or rental property, approximate number of dwelling units, if any; the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. (Further notice requirements include Sign When Containment is Required, Notice by Landlord, Required Notice to Tenants, Availability of Pamphlet related to protection from lead in the home, Notice by Contractor, Early Commencement of Work [by Owner, Requested by Tenant], and Notice of Lead-Contaminated Dust or Soil, if applicable.) The ordinance contains provisions regarding inspection and sampling for compliance by DBI, and enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

These regulations and procedures established by the San Francisco Building Code would ensure that potential impacts associated with lead-based paint disturbance during construction activities would be reduced to a level of insignificance.

In light of the above, the proposed project would not result in significant impacts related to hazards or hazardous materials.

Geology. The proposed project—which includes excavation to a depth of approximately 18 feet below grade—is located on a site with some slopes exceeding 20 percent. The project site is not in a Special



Geologic Study Area as shown in the Community Safety Element of the San Francisco General Plan.<sup>16</sup> The project sponsor has provided a geotechnical investigation report prepared by a California licensed geotechnical engineer, which determined the site to be geologically suitable for the proposed project.<sup>17</sup>

The investigation involved a reconnaissance of the site and vicinity; a review of geotechnical and geologic data pertinent to the project area; a reconnaissance of an open excavation site to the west; and geotechnical interpretation and engineering analyses. The recommendations contained in the report include but are not limited to: (1) buildings should be constructed on shallow spread footings or a mat slab foundation; (2) sidewalks and neighboring buildings should be shored and/or underpinned during excavation; (3) excavation should be monitored to evaluate any settlements and/or potential damage to adjacent buildings; (4) remnants of buried foundations or walls that interfere with project construction should be removed; and (5) basement walls should be designed to resist lateral pressures. The project sponsor would be required to implement the geotechnical report's recommendations, subject to review by Department of Building Inspection (DBI).

The final building plans would be reviewed by DBI. In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess site-specific requirements. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. The above referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site specific soils report(s) be prepared in conjunction with permit applications, as needed.

The project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review background information including the geotechnical investigation report to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards.

**Aesthetics.** The existing character of the project site and surroundings is dominated by uses typical in an urban setting, mostly one- to four-story residential and mixed-use residential/commercial uses. Public viewpoints in the project vicinity are dominated by these existing nearby buildings and the Panhandle and Masonic Avenue corridors. No scenic vistas or scenic resources exist in the project vicinity. The project site is developed with one- to four-story school and religious structures currently in use by the Urban School of San Francisco and the St. Agnes Catholic Church.

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<sup>16</sup> This map indicates areas in which one or more geologic hazards exist.

<sup>17</sup> Rollo & Ridley, Geotechnical Engineers and Scientists. *Geotechnical Investigation, The Urban School of San Francisco North Campus Athletic Center, San Francisco, CA*. September 9, 2013. This report is available for review as part of Case No. 2013.0862E.

The proposed project would construct a new 40-foot-tall athletic building with a rooftop recreation area surrounded a safety fence. Although the new building would change the visual appearance of the project site and immediate surroundings, it would not substantially degrade its visual character or quality. The new building and fence would be compliant with heights allowed by the Planning Code, and would be similar in height to adjacent buildings and those in the site vicinity. The proposed project would not obstruct longer-range views from any publicly-accessible areas.

The new building would include new lighting. However, the proposed project would be subject to and would comply with the City's Green Building Code,<sup>18</sup> which requires all newly constructed non-residential buildings to design interior and exterior lighting such that zero direct-beam illumination leaves the building site, except for emergency lighting and lighting required for nighttime activity. The proposed project would not install outdoor lighting on the rooftop recreation space. Therefore, the new lighting would not adversely affect day or nighttime views in the area or substantially impact other people or properties because the lighting would not extend beyond the project site. Furthermore, Planning Commission Resolution No. 9212 (1981) established guidelines aimed at limiting glare from proposed buildings and the City's Standards for Bird-Safe Buildings requires that new structures do not create a substantial source of glare. The proposed project would be subject to and would comply with these regulations.

The new building would be visible from some residential and commercial buildings within the project site vicinity, which could reduce private views. Reduced private views on private property would be an unavoidable consequence of the proposed project and may be an undesirable change for those individuals affected. Nonetheless, the change in private views would not exceed those commonly expected in an urban setting and would not constitute a significant impact under CEQA.

In light of the above, the proposed project would not result in a significant effect related to aesthetics.

### Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on January 24, 2014, to community organizations, tenants of the affected property, and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Three comments were received expressing concerns on the project's effects regarding insufficient parking, loss of on-street parking spaces, traffic congestion, noise from the new recreation spaces, appearance of the new building and rooftop recreation space, blocking private views, light emanating from the new building, loss of street trees, pedestrian circulation to buildings on the site, and disabled accessibility. These concerns have been addressed in the preceding text.

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<sup>18</sup> Building Code, 2010 Edition, Section 13.C.5.106.8.

**SUMMARY:**

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date:* April 3, 2014 (Part I)  
*Case No.:* 2013.0862E  
*Project Address:* 1520 & 1530 Page Street/1637 Oak Street  
*Zoning:* RM-1 (Residential, Mixed, Low-Density)  
40-X Height and Bulk District  
*Block/Lot:* 1223/003, 008, 022, 023, and 024  
*Staff Contact:* Kei Zushi (Environmental Planner)  
(415) 575-9036  
[kei.zushi@sfgov.org](mailto:kei.zushi@sfgov.org)  
Shelley Caltagirone (Preservation Planner)  
(415) 558-6625  
[shelley.caltagirone@sfgov.org](mailto:shelley.caltagirone@sfgov.org)

1650 Mission  
Suite 400  
San Francisco,  
CA 94103-2

Reception  
415.558.6

Fax:  
415.558.6

Planning  
Information  
415.558.6

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The project site is composed of five parcels (Assessor's Block 1223, Lots 003, 008, 022, 023, and 024) situated between Page Street to the south, Masonic Avenue to the east, and Oak Street to the north in the Haight Ashbury neighborhood. The parcels include two parking lots and a single-family residence at 1637 Oak Street, St. Agnes Church on the Masonic Avenue front (the formal address is 1520 Page Street), and a gymnasium located at 1530 Page Street. The remaining lots are presently used as surface parking lots for the St. Agnes Church and the Urban School. The site is located within a RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40 -X Height and Bulk District.

#### *St. Agnes Church, 1520 Page Street*

Because the project does not involve any alterations to the St. Agnes Church, the property has not been described in this memo. Please refer to page 20 of the attached Historic Resource Evaluation report prepared by Page & Turnbull, December 2013, for a full architectural description.

#### *St. Agnes Gymnasium, 1530 Page Street*

The gymnasium at 1530 Page Street was constructed in 1949 and designed by architects Henry A. Minton and Wilton Smith in an eclectic Spanish-influenced style. It is a two-story-over-basement structure with a wide gabled roof clad in Spanish clay tile and capped with a plaster cross. The primary façade is clad in stucco and features a central bay with three arches that open in to an exposed arcade protected by decorative security gates. The east and west bays feature wall perforations that act as architectural screens to the windows behind. The second story features three four-over-six light, steel casement windows in the central bay and a four-over-four light casement window in each side bay.

The open-air arcade is paved in basket weave brick with an arched double door adjacent to each of the arches on the primary façade. The west and central doors are original wood with two-over-two glass panes and a five-light transom in the above arch; the eastern opening features a double wood door

lacking fenestration. The doors access the lobby of the gymnasium, which appears to feature many contemporary renovations. The lobby floor is tiled in a two-tone red and brown tile, and linoleum-clad stairways lead up to the east and west wings, accessing the above classroom. The lower west wing features an administrative office, a small kitchen, and a utility closet.

Two contemporary wood double-doors access the gymnasium, which features a barrel-vaulted roof clad in acoustic paneling. The floors are finished in blonde maple. Three pilasters brace the east and west walls, supporting arched ceiling joists that support the roof form. Between each pair of pilasters is a four-over-four light, steel awning, wire glass window. The north end of the gym features an elevated stage recessed into the rear wall. At the western corner is an exit to the lower locker rooms and weightlifting room.

#### *Residence, 1637 Oak Street*

1637 Oak Street was constructed in 1907 by an unknown developer in the Edwardian Style. The two-story-over-garage residence is primarily clad in horizontal wood siding with a brick-clad garage level and capped with a hipped roof. The primary (north) façade features an entry stairwell on the east side of the building that leads to an open porch with an arched entry and three arched bays supported by pillar on the east façade. The first story features a central oriel window with three double-hung wood-sash windows divided by pilasters. The second story projects slightly over the first, supported by brackets. Three central double-hung windows feature projecting lintels with support brackets. At the attic level is a central dormer with double hung wood-sash window and a gabled roof. The east and west walls are fully exposed to the public right-of-way because the neighboring properties were previously demolished to make way for surface parking lots. The west wall is clad in horizontal channel-drop wood siding with two minimal single-pane, wood frame windows at the top level. The east façade is also entirely wood-clad and unfenestrated save for a narrow light well at the center of the side façade.

#### **Pre-Existing Historic Rating / Survey**

The subject properties are not included on any historic resource surveys or listed on any local, state or national registries. The buildings are considered a “Category B” property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to their age.

On January 29<sup>th</sup>, 2013, the Department issued a Historical Resource Evaluation Response (HRER) for a proposed project at 200 Clayton Street. The HRER determined that the vicinity immediately surrounding the Panhandle, from Stanyan Street to Baker Street between Hayes and Page Streets, appears to qualify as the eligible “Panhandle” Historic District. This area contains a high concentration of properties that were developed between circa 1870 and 1915 that were directly related to the establishment of Golden Gate Park and the Panhandle as a highly desired area for residential development. This area is an architecturally intact Victorian-era neighborhood with many early examples of buildings from the 1890s and early twentieth-century, with infill from the 1920-1930s and some later twentieth-century examples.

The project site is located within the rough boundaries outlined in the report, although the subject block does not reflect the same architectural character. Both sides of Page Street between Masonic Avenue and Ashbury Street are composed of predominantly institutional properties constructed after the proposed period of significance and in differing architectural styles, most notably Mission Revival, circa 1923 – 1949. Additionally, the Urban School, constructed in 2005, occupies a large central portion of the south



side of Page Street on this block. For these reasons, a significant portion of this section of Page Street would likely be excluded from the historic district. The residence at 1637 Oak Street does fit within the parameters that define the eligible district in terms of its style and construction date, so it would likely contribute to the historic district. Although its immediate residential context has been replaced by parking lots, 1637 Oak Street's setting could be restored by sympathetic new construction or by moving it adjacent to buildings of its period.

### Neighborhood Context and Description

The project site is located in a primarily residential area with the Haight/Ashbury commercial corridor to the south and the Golden Gate Park Panhandle to the north. Much of the immediate context on the subject block appears to be later infill compared to the typical turn-of-the-century construction in the vicinity. Dating from 1949 to 2005, these insertions are composed of the Urban School, located on the south side of Page Street and encompassing a contemporary building approximately 75-feet in width (constructed 2005) and two altered historic buildings; and the subject buildings – the St. Agnes gymnasium (constructed 1949), transepts (1926) and church (1949).

The Haight-Ashbury neighborhood contains predominantly flat-style and single-family residential buildings with apartments located at prominent corner lots. The residences are constructed in various styles from the period, including Queen Anne, First Bay Tradition, Edwardian, and Period Revival Styles. There are several buildings in the area of the subject building that were included in the Here Today survey and the 1976 Architectural Survey. As mentioned above, the area immediately surrounding the Panhandle is an eligible historic district, although the subject block does not relate to the district context in use, period of construction, or architectural style.

It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

### CEQA Historical Resource(s) Evaluation

#### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

| Individual                                                                                                            | Historic District/Context                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:              |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                        |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                                      |
| Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                       | Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                                 |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                              |
| Period of Significance:                                                                                               | Period of Significance: 1870-1915 (1637 Oak Street)<br><input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor |

Based on the Historic Resource Evaluation (December 5, 2013) provided by the consultant, Page & Turnbull, and information found in the Planning Department files, Preservation staff finds that none of the three buildings at the project site appear to be individually eligible for inclusion on the California Register. 1637 Oak Street, however, does appear to contribute to an eligible Panhandle Historic District.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

To be eligible under the event Criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. Staff finds that the subject buildings are not eligible for inclusion on the California Register individually or as contributors to a potential historic district under Criterion 1.

#### *1520 Page Street*

The St. Agnes Catholic Church does not convey significance as the earliest established parish in the Haight-Ashbury neighborhood at present, as it has been relocated and reconstructed numerous times before its present existence at 1520 Page Street/1035 Masonic Avenue. The current building was constructed long after the church's establishment in 1894. Therefore, the property does not appear to be individually eligible for listing in the California Register under Criterion 1.

#### *1530 Page Street*

The St. Agnes Gymnasium does not appear to be associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The structure was constructed in 1949, much later than the surrounding neighborhood, as well as outside of the church's period of significance. Therefore, the property does not appear to be individually eligible for listing in the California Register under Criterion 1.

#### *1637 Oak Street*

1637 Oak Street does not appear to be associated with any events that contribute to local or regional history or the cultural heritage of California or the United States as an individual property. Constructed in 1907, it post-dates the earliest development in the area and instead is part of a broader development era that includes the post-1906 Earthquake and Fire settlement of displaced residents. No other known events appear to be associated with the property. However, the property does appear to have historical significance as part of a collection of late 19<sup>th</sup> century and early 20<sup>th</sup> century properties.

The Panhandle Historic District (including the blocks north and south of the Panhandle from Stanyan Street to Baker Street), was the first San Francisco neighborhood to develop near Golden Gate Park after the park was established in 1870. The development of Golden Gate Park and the surrounding residential neighborhoods marked a major change in the residential development patterns of San Francisco, moving residents further west after the establishment of the park. This development began in the late 1870s and 1890s and boomed after the 1906 Earthquake and Fire as residents sought refuge in the western extent of the developed City where the fire did not reach.

The neighborhood today displays the architectural congruity necessary to qualify for listing under Criterion 1 for its early history as the first neighborhood associated with Golden Gate Park and appears to be eligible for listing under Criterion 1 for its significance associated with the establishment of Golden

Gate Park and the shifting residential development patterns in San Francisco at the turn of the twentieth-century. This development followed national patterns, as large-scale urban parks were established in major cities and desirable neighborhoods were created near these urban oases.

Although a survey has not yet been completed, based upon the historic context themes associated with the neighborhood, contributing buildings to the eligible historic district would include surviving late-nineteenth and early-twentieth century dwellings and institutional buildings established near the Panhandle.

1637 Oak Street is an intact example of an early 20<sup>th</sup>-century residence associated with the development of Golden Gate Park and would contribute to the Panhandle Historic District under Criterion 1.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

*1520 Page Street*

No persons associated with the existing St. Agnes Catholic Church, including the clergy and congregation, have been identified who appear to have made significant contributions to regional or national history such that the church would be individually significant.

*1530 Page Street*

No persons associated with the St. Agnes Gymnasium have been identified who appear to have made significant contributions to regional or national history such that the gymnasium would be individually significant. The gymnasium has been the property of the Catholic Archdiocese of San Francisco since its construction and no known members of the clergy, congregation, or associated school appear to have been historically significant figures.

*1637 Oak Street*

1637 Oak was originally owned by carpenter Otto A. Craemer, who sold the property to Howard C. Kellum in 1914. Kellum was listed as a bookkeeper for Goodyear Rubber in city directories during his ownership and residency at the subject building. In 1945, he sold the property to Elizabeth Feely, who was 80 at the time and lived with her daughters Cecil and Ramona, both of whom were public school teachers. The Elizabeth Feely Life Estate was terminated in 1962 and the property was transferred to the Roman Catholic Archbishop of San Francisco. The house has remained the property of the church since, and it has continued to be in use as a residence. No persons associated with the subject property, namely the middle-class owner-occupants, have been identified who appear to have made significant contributions to regional or national history such that the residence would be individually significant.

Therefore, the properties located on the project site do not appear to be individually eligible for listing in the California Register under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject properties do not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture) as resources that embody the distinctive characteristic of a type, period, region, method of construction, represent the work of a master, or possess high artistic values.

#### *1520 Page Street*

The St. Agnes Catholic Church was constructed in two distinctive phases, employing two architectural styles. The western portion of the building, which now acts as the rear transept of the structure, was constructed in 1926 and designed by architect Leo J. Devlin in an ornately decorated Spanish Revival Style. The design was never completed, although the west wing was constructed, complete with Churrigueresque detailing at the Page Street façade. Devlin worked on a number of commissions with his brother as the firm of Devlin & Devlin as well as the St. Agnes Academy, presently the Lycee Français La Perouse, at 755 Ashbury Street, which was designed in a similar style to the west wing of the subject building.

In 1949, Henry A. Minton and Wilton Smith designed the Masonic Avenue addition to the Devlin design, stripping down the ornamentation of the previous design within the same footprint. It is unclear why the second firm was hired two decades after the previous design. Henry Minton was a Harvard-trained architect who worked for many years designing municipal support buildings for the city of San Francisco. Minton's most productive years appear to have been between 1925 and 1930. Less is known about Wilton Smith, who worked regularly with Minton on projects for the Roman Catholic Church in San Francisco.

Although Henry A. Minton may be considered a master architect, the subject property was constructed nearly two decades after the Minton and Smith's most productive years and does not appear to be exemplary of their work. Furthermore, the western wing, designed in 1926 by Leo J. Devlin, was never completed as planned and more complete and coherent examples of his work exist in the neighborhood. Overall, 1520 Page Street does not appear to be individually eligible for listing on the California Register under Criterion 2.

#### *1530 Page Street*

The St. Agnes Gymnasium was designed in the Mission Revival style by architects Henry Minton and Wilton Smith in 1949. The building is not exemplary of the style as it is a largely simplified rendition of the style with little elaboration or distinctive features or materials. The secondary facades are strictly utilitarian in design. Overall, it does not possess high artistic value. While Henry A. Minton may potentially be a Master Architect, 1530 Page Street does not reflect the best of his work and, as mentioned above, the St. Agnes Gymnasium was constructed very late in his career.

#### *1637 Oak Street*

The residence at 1637 Oak Street was constructed in 1910 by an unknown architect in the Edwardian style. While it does express a high degree of craftsmanship in detailing, the residence is not exemplary of the style and does not appear to be individually eligible for listing on the California Register.

After the establishment of Golden Gate Park in 1870, the Panhandle neighborhood developed with primarily two- and three-story residential buildings (single-family houses and multiple-family "flats") that were constructed during the late nineteenth-century and early twentieth-century. The neighborhood exhibited a predominantly "Victorian-era" and "Edwardian-era" architectural character, and included styles such as Italianate, Stick-Eastlake, Queen Anne, Craftsman, and Edwardian. The area today

continues to exhibit a unifying pattern of development that resulted from construction of mostly wood-frame, wood-clad detached residential buildings that were two to three stories tall and located on long, narrow residential lots. Most dwellings were located at the fronts of lots, with minimal or no front yard and/or side yards. The area contained a rectangular street grid like the rest of the "Outside Lands" to the west. The neighborhood centers around the Panhandle of Golden Gate Park, which is located one block south of the subject property at 200 Clayton Street.

The Panhandle neighborhood does appear to qualify as an eligible California Register Historic District under Criterion 3. The immediate neighborhood contains a high concentration of buildings that were constructed between 1870 and 1915, when the area was developed for residential housing soon after the Golden Gate and Panhandle park land was deeded to San Francisco in 1870. In the 1880's the McAllister, Haight, and Hayes Streets streetcar lines were completed, furthering the spread of residential housing in the area. As a result of this development, there is a considerable degree of visual harmony among the homes and flats in the neighborhood. The building styles vary but late Italianate, Stick-Eastlake, Queen Anne, Craftsman, and Edwardian styles predominate. Most buildings still display a high level of historic architectural integrity; while there have been some alterations, the majority of the buildings still possess the basic form and architectural detailing associated with their style from the period of significance. The high concentration of architecturally unified buildings indicates the existence of an eligible district along the north and south sides of the Panhandle based on shared architectural characteristics.

Based on information available in the Planning Department and a review of the surrounding neighborhood, the subject property at 1637 Oak Street is not individually eligible for inclusion in the California Register under Criterion 3 (Architecture), since the building does not possess high artistic value, nor individually embody distinctive characteristics of a type, period, region, or method of construction. However, the building would contribute to the Panhandle Historic District as a good contextual example of an Edwardian residence of its type, period and style. The subject property at was developed within the identified context of the Panhandle Historic District and was one of several residences constructed between the 1870s and 1910s on the blocks bordering the Panhandle. The subject property is fairly typical of the single-family and multi-family residences constructed in the area during this time period.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**  
The evaluation of Criterion 4 (Information Potential) is not within the scope of this evaluation.

#### Step B: Integrity

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

**Location:** ☒ Retains ☐ Lacks  
**Association:** ☒ Retains ☐ Lacks  
**Design:** ☒ Retains ☐ Lacks  
**Workmanship:** ☒ Retains ☐ Lacks

**Setting:** ☐ Retains ☒ Lacks  
**Feeling:** ☐ Retains ☒ Lacks  
**Materials:** ☒ Retains ☐ Lacks

1637 Oak Street retains all aspects in integrity except setting and feeling due to replacement of the original residential and garage buildings at the adjacent lots with parking lots. Additionally, Oak Street is no longer a quiet residential street with a strong connection to the park with the Panhandle as the street is now a busy one-way thoroughfare. Otherwise, the building has undergone few exterior alterations.

### Step C: Character Defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

For the potential Panhandle Historic District, the character-defining features would include but are not limited to:

- Location in close proximity to the Panhandle;
- Wood frame construction;
- Two-to-three story height;
- Residential use;
- Elevated entry with stairs;
- Planter boxes or retaining walls in front setback, or no front setback;
- Single family or flats;
- Gable or flat roof;
- Victorian-era or Edwardian-era detailing;
- Double-hung, wood-sash windows; and,
- Square or angled bay windows.

### CEQA Historic Resource Determination

- ☒ Historical Resource Present (1637 Oak Street)
- ☐ Individually-eligible Resource
  - ☒ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

- ☒ No Historical Resource Present (1520 Page Street & 1530 Page Street)

### PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam

Tina Tam, Senior Preservation Planner

Date: 4/14/2014





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* October 17, 2014  
*Case No.:* 2013.0862E  
*Project Address:* 1520 & 1530 Page Street/1637 Oak Street  
*Zoning:* RM-1 – Residential, Mixed, Low-Density  
40-X Height and Bulk District  
*Block/Lot:* 1223/003, 008, 022, 023 and 024  
*Date of Review:* April 3, 2014 (Part I)  
October 17, 2014 (Part II)  
*Staff Contact:* Alexandra Kirby (Preservation Planner)  
(415) 575-9133  
[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)

1650 Mission  
Suite 400  
San Francisco  
CA 94103-2

Reception  
415.558.6

Fax:  
415.558.6

Planning  
Information  
415.558.6

### PART II: PROJECT EVALUATION

#### PRE-EXISTING HISTORIC RATING / SURVEY

The project site is composed of five parcels (Assessor's Block 1223, Lots 003, 008, 022, 023, and 024) situated between Page Street to the south, Masonic Avenue to the east, and Oak Street to the north in the Haight Ashbury neighborhood. The parcels include a single-family residence at 1637 Oak Street, St. Agnes Church on the Masonic Avenue front (the formal address is 1520 Page Street), and a gymnasium located at 1530 Page Street. The remaining lots are presently used as surface parking lots for the St. Agnes Church and the Urban School. The site is located within a RM-1 (Residential, Mixed, Low-Density) Zoning District and a 40 -X Height and Bulk District.

Per Part I of the Historic Resource Evaluation Response, dated April 3, 2014, the St. Agnes Gymnasium (1520 Page Street), the St. Agnes Church (1530 Page Street), and the surface parking lots were determined not to be historically significant. 1637 Oak Street, a two-story-over-basement residence located at the north portion of the project site, was determined to be a contributor to the California Register-eligible Panhandle Residential Historic District, roughly bounded by Baker Street to the east, Page Street to the south, Stanyan Street to the west, and Hayes Street to the north.

The character-defining features of the Panhandle Historic District include the following:

- Location in proximity to the Panhandle Park;
- Wood frame construction;
- Two-to-three story height;
- Residential use;
- Elevated entry with stairs;
- Planter boxes or retaining walls in front setback or no setback;

- Single family or flats;
- Gable or flat roof;
- Victorian-era or Edwardian-era detailing;
- Double-hung, wood-sash windows; and,
- Square or angled bay windows.

---

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: October 3, 2014, by Pfau Long Architecture, Inc.

### Project Description

The proposed project would be implemented in two phases.

Phase 1 will include:

- Removal of an existing 57-space, 16,800-square-foot (sf) surface parking lot;
- Adjustment of parcel boundaries;
- Eastward relocation of an existing 40-foot-tall, two-story-over-garage, single-family residence (1637 Oak Street) to abut the neighboring house at 1611 Oak Street. Building materials will be repaired, as needed. The rear will be enclosed with horizontal wood siding and wood sash windows.
- Construction of a 40-foot-tall, three-story-over-basement, 63,600-sf institutional/educational building to be used by the Urban School of San Francisco. The Oak Street frontage of the new building will be 36 feet in height and consist of a three-story façade. The proposed building would consist of:
  - Administration offices and a parking garage at the ground-floor level;
  - A gymnasium, four classrooms, and administration offices at the second level;
  - Five classrooms and offices at the third level;
  - Turf or sport surface training area at the rooftop level; and
  - A parking garage at the basement level.

The façade design of the new structure will feature board-formed concrete cladding at the ground floor and 13 vertical glass bays above. The bays corresponding with the concrete base will cant inwards at the upper level, exposing a stucco reveal at the sides of the adjacent bays. The garage entrance will be located at the base of the eastern portion of the building, with a glass curtain wall above. The clear glass butt-glazed curtain walls will be vertically divided to include

dimensions that reference the width of double-hung windows on adjacent residential buildings along the subject block. The primary entrance will be recessed at the western portion of the building, featuring a pair of glazed doors located under an angled glass canopy. Minimal signage will be attached to the projecting wall east of the entrance.

Phase 2 will include:

An interior remodel of the existing gymnasium/theater building (1530 Page Street) to add a theater to be used by the Urban School. The proposal at 1530 Page Street is not evaluated in this report because the building was not found to be an historic resource and the exterior scope of work is minimal, therefore not posing any potential impacts to the surrounding district.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

#### California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project is consistent with all aspects of the *Secretary of the Interior Standards for Rehabilitation (Standards)* and that it will not cause a substantial adverse impact to a resource such that the significance of the building or the surrounding historic district would be materially impaired. The following is an analysis of the proposed project per the applicable Standards. The Department's analysis was guided by the Historic Resource Evaluation written by Page & Turnbull on October 6, 2014.

#### **Standard 1.**

*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed project retains the historic residential use of the building at 1637 Oak Street and will not require changes to the building's residential character.

The building will remain compatible in use with the identified Panhandle Historic District. The relocation of the structure will enhance the building's spatial relationship to the neighborhood by reincorporating it into the residential fabric of the district. Further, per the *National Register Criteria Consideration B: Moved Properties*, the relocation of the property would not pose an impact to the

eligible Panhandle Historic District because it would represent a small fraction of the total number of resources within the district.

Therefore, the proposed project is in compliance with Rehabilitation Standard 1.

**Standard 2.**

*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of 1637 Oak Street will be retained and preserved despite the relocation of the property. No character-defining materials or architectural elements that characterize the property will be impaired or removed at the primary façade, although the rear sunroom, which was constructed in 1913, will be removed. This removal will not be visible from the public right of way and will therefore not impact the character of the eligible historic district.

The spatial relationships of the building would be altered by the building's relocation, although the move would reincorporate the historic residence into the fabric of the eligible historic district, reinforcing its role as a contributor. The building is currently isolated by surface parking at either side, the move would place the building adjacent to a residential building of similar mass and scale.

Characteristics represented by 1637 Oak Street that define the eligible historic district will be retained, including the property's proximity to the Panhandle, its wood frame construction, three story height, elevated entry with stairs, gable roof, Edwardian-era detailing, double-hung wood-sash windows, and square and angled bay windows. Thus, the residence will continue to contribute to the identified historic district after the move and alterations, and the overall character of the Panhandle Historic District will be retained and preserved.

Therefore, the proposed project is in compliance with Rehabilitation Standard 2.

**Standard 3.**

*Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not add conjectural features at 1637 Oak Street nor does it create a false sense of history within the eligible district through the relocation of the property.

The proposed new construction would feature a contemporary yet compatible design within the context of the historic district and does not propose any conjectural elements. The structure would clearly read as new construction and would therefore not create a false sense of historical development.

Therefore, the proposed project is in compliance with Rehabilitation Standard 3.

**Standard 5.**

*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would not remove materials, features, finishes, construction techniques and examples of craftsmanship that characterize 1637 Oak Street.

Therefore, the proposed project is in compliance with Rehabilitation Standard 5.

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed new construction will be differentiated from the character-defining features including the use, style and materials of the eligible Panhandle Historic District due to the scale of the development and its institutional use. Differentiation is important to articulate the building as a contemporary design. Standard 9 also requires that designs be detailed to reference the character defining features of the district in order to achieve compatibility. The new design responds to the surrounding historic context in its overall height, scale, massing, and materials as discussed below. Additionally, the proposed project will in-fill what is presently a surface parking lot that creates a gap in the fabric of the historic district.

The proposed project would stand 36 feet in height at the street face, corresponding with the adjacent residential properties to the east and west. The project responds to the vertical orientation of projections and fenestration patterns of other buildings in the district through the use of syncopated vertical bays featuring delineated windows to reflect the scale of fenestration throughout the subject block and surrounding historic district. The return on the projecting bays will feature stucco siding, a typical material within the district, while the base of the structure will be clad in board-formed concrete, reflecting the common wood siding found throughout the district. The roof of the structure will be flat, another typical character-defining feature within the surrounding historic district. Thus the proposed design appears to be compatible with the surrounding district while still reading as a contemporary institutional structure.

Therefore, the proposed project complies with Rehabilitation Standard 9.

**Standard 10.**

*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes alteration of a non-contributing property within the eligible Panhandle Historic District. While unlikely, if the building was removed and/or redesigned in a similar building vocabulary in the future, the essential form and integrity of the district would be unimpaired.

Therefore, the proposed project complies with Rehabilitation Standard 10.

**Summary**

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*.

As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

## PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 10-21-2014

cc: Erik Jaszewski, Environmental Division/ Historic Resource Impact Review File

AK: G:\Preservation\1530 Page\1530 Page St\_Part 2.doc





St. Agness Church (Page St. Entry)

Urban School & St. Agnes Catholic Church  
Conditional Use Permit Site Photos

THE URBAN  
SCHOOL OF  
SAN FRANCISCO

St Agnes  
Catholic Church

PEAU GN01



Urban School (Existing Campus)





St. Agnes Church

Urban School & St. Agnes Catholic Church  
 Conditional Use Permit Site Photos

THE URBAN  
 SCHOOL OF  
 SAN FRANCISCO

St Agnes  
 Catholic Church

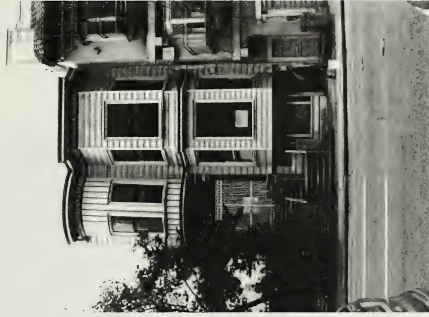




Existing Residence



Parking Lot Entry



Neighboring Residence

# Urban School & St. Agnes Catholic Church Conditional Use Permit Site Photos

THE URBAN  
SCHOOL OF  
SAN FRANCISCO

St Agnes  
Catholic Church

PFAU GNO







St. Agnes Exiting Gym (Future PAB) Page St.

Urban School & St. Agnes Catholic Church  
Conditional Use Permit Site Photos

THE URBAN  
SCHOOL OF  
SAN FRANCISCO

St Agnes  
Catholic Church





St. Agnes Existing Gym (Future PAB) Page St.

# Urban School & St. Agnes Catholic Church Conditoinal Use Permit Site Photos

THE URBAN  
 SCHOOL OF  
 SAN FRANCISCO

St Agnes  
 Catholic Church





# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2013.0986E  
Project Title: 1140 Folsom Street  
Zoning/Plan Area: NCT (Folsom Street Neighborhood Commercial Transit District) and  
RED (Residential Enclave District) Use Districts  
65-X and 40-X Height and Bulk District  
Western SoMa Community Plan  
Block/Lot: 3730/015,075,077,078,080  
Lot Size: 32,800 square feet  
Project Sponsor: John Bickford; Local Development Group  
(415) 553-4088  
Staff Contact: Erik Jaszewski, (415) 575-6813, Erik.Jaszewski@sfgov.org

1650 Mission  
Suite 400  
San Francisco  
CA 94103-2

Reception  
415.558.6

Fax  
415.558.6

Planning  
Information  
415.558.6

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### PROJECT DESCRIPTION

The project site is located on the northern side of Folsom Street between Langton and Rausch Streets, within the South of Market (SoMa) neighborhood. The proposed project would demolish the existing 25-foot-tall commercial building and 16,800-square-foot surface parking lot on the site and construct a six-story, approximately 65-foot-tall mixed-use structure. The proposed building would consist of 112 residential dwelling units over an approximately 5,600-square-foot ground-floor commercial space and up to 88 basement-level parking garage spaces (accessed from a new curb cut on Rausch Street).

(Continued on next page.)

### EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3.

### DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

SARAH B. JONES

Environmental Review Officer

Date

November 3, 2014

cc: John Bickford, Project Sponsor  
Rich Sucre, Current Planner  
Supervisor Jane Kim, District 6

Virna Byrd, M.D.F.  
Exclusion/Exemption Dist. List  
Historic Preservation Dist. List

## PROJECT DESCRIPTION (continued)

The building's height would be 65 feet along the Folsom Street frontage and then step down along the Rausch Street frontage to approximately 40 feet. The project would provide 104 secured bicycle parking spaces in the basement garage and at the ground level. Eight bicycle racks would be installed along Folsom Street, accompanied by installation of a sidewalk bulb-out at the corner of Folsom and Rausch Streets and eight new street trees along the site perimeter.

## PROJECT APPROVAL

The proposed project would require the following approvals:

- **Large Project Authorization** (*Planning Commission*)
- **Conditional Use Authorization** (*Planning Commission*)
- **Building Permit** (*Department of Building Inspection*)

The proposed project is subject to Large Project Authorization and Conditional Use approval from the Planning Commission, which is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## COMMUNITY PLAN EXEMPTION OVERVIEW

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 1140 Folsom Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).<sup>1,2</sup> Project-specific studies were prepared for the proposed project to determine if

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<sup>1</sup> In this CPE Checklist, the acronyms "PEIR" and "PEIR" both refer to the Western SoMa Community Plan PEIR and are used interchangeably.

<sup>2</sup> San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed July 11, 2014.

the project would result in any significant environmental impacts that were not identified in the Western SoMa PEIR.

The Western SoMa PEIR included analyses of the following environmental issues: land use; aesthetics; population and housing; cultural and paleontological resources; transportation and circulation; noise and vibration; air quality; greenhouse gas emissions; wind and shadow; recreation; public services, utilities, and service systems; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agricultural and forest resources.

The 1140 Folsom Street site is located in the Western SoMa Community Plan. As a result of the Western SoMa rezoning process, the project site has been rezoned to a 65-X and 40-X Height and Bulk District, as well as a Folsom Street Neighborhood Commercial Transit (NCT) District and Residential Enclave District (RED). The Folsom Street NCT District is intended to protect the balance and variety of retail uses along the ground floor, and promote housing in the floors above. The Residential Enclave District is intended to encourage and facilitate the in-fill development of attractive housing on parking lots and other underused parcels. The proposed project is consistent with uses permitted within the RED and Folsom Street NCT Districts.

Individual projects that could occur in the future under the Western SoMa Community Plan will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 1140 Folsom Street is consistent with and was encompassed within the analysis in the Western SoMa PEIR. This determination also finds that the Western SoMa PEIR adequately anticipated and described the impacts of the proposed 1140 Folsom Street project, and identified the mitigation measures applicable to the project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>34</sup> Therefore, no further CEQA evaluation for the 1140 Folsom Street project is required. In sum, the Western SoMa PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

## PROJECT SETTING

The block of Folsom Street between 7<sup>th</sup> and 8<sup>th</sup> Streets, on which the project site is located, consists of retail, residential, commercial, and office uses. The surrounding buildings vary in appearance and height; the two story buildings are generally industrial in character and consist of masonry construction, while the taller four- to six-story buildings are of more modern appearance characterized by stucco, steel, and glass. Several tall residential buildings line both sides of the Folsom Street block, interspersed with the low-rise industrial-style buildings. The area is located near Market Street and the Interstate 80 elevated freeway. Rausch Street between Howard and Folsom Streets also abuts the project site, and is generally residential in character. A relatively narrow street, Rausch is lined by curbside parking and mature trees. Modern three- and four-story multi-unit residential buildings line the southern portion of Rausch Street,

<sup>3</sup> Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 1140 Folsom Street, April 23, 2014. This document is on file and available for review as part of Case File No. 2013.0986E.

<sup>4</sup> Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1140 Folsom Street, October 21, 2014. This document is on file and available for review as part of Case File No. 2013.0986E.



opposite from the project site. In contrast, the northern portion of Rausch Street contains older, multi-family residential structures in architectural styles typical of San Francisco. The northern portion of Rausch is also interspersed with some non-descript commercial frontages breaking up the residential character.

## POTENTIAL ENVIRONMENTAL EFFECTS

The proposed 1140 Folsom Street project is in conformance with the height, use and density for the site described in the Western SoMa PEIR and would represent a small part of the growth that was forecast for the Western SoMa Community Plan. Thus, the project analyzed in the Western SoMa PEIR considered the incremental impacts of the proposed 1140 Folsom Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Western SoMa PEIR.

Significant and unavoidable impacts were identified for the following topics: historic resources, transportation and circulation, noise, air quality, and shadow. The project would not result in demolition, alteration, or modification of any historic or potentially historic resources, or resources contributing to a historic district. Therefore, the project would not contribute to any historic resource impact. Traffic and transit ridership generated by the project would not considerably contribute to the traffic and transit impacts identified in the Western SoMa PEIR.

The Western SoMa PEIR identified feasible mitigation measures to address significant impacts related to cultural and paleontological resources, transportation and circulation, noise and vibration, air quality, wind, biological resources, and hazards and hazardous materials. **Table 1** below lists the mitigation measures identified in the Western SoMa PEIR and states whether each measure would apply to the proposed project.

**Table 1 – Western SoMa PEIR Mitigation Measures**

| Mitigation Measure                                                      | Applicability                                                                                                                    |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>D. Cultural and Paleontological Resources</b>                        |                                                                                                                                  |
| M-CP-1a: Documentation of a Historical Resource                         | Not Applicable: site is not a historic resource, is not adjacent to historic resources and is not located in a historic district |
| M-CP-1b: Oral Histories                                                 | Not Applicable: site is not a historic resource, is not adjacent to historic resources and is not located in a historic district |
| M-CP-1c: Interpretive Program                                           | Not Applicable: site is not a historic resource, is not adjacent to historic resources and is not located in a historic district |
| M-CP-4a: Project-Specific Preliminary Archeological Assessment          | Applicable: soil disturbing activities proposed; Project Mitigation Measure 1.                                                   |
| M-CP-4b: Procedures for Accidental Discovery of Archeological Resources | Applicable: soil disturbing activities proposed; Project Mitigation Measure 2.                                                   |
| M-CP-7a: Protect Historical Resources from Adjacent                     | Not Applicable: no adjacent historic resources                                                                                   |

| Mitigation Measure                                                                  | Applicability                                                                                                    |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| Construction Activities                                                             | present                                                                                                          |
| M-CP-7b: Construction Monitoring Program for Historical Resources                   | Not Applicable: no adjacent historic resources present                                                           |
| <b>E. Transportation and Circulation</b>                                            |                                                                                                                  |
| M-TR-1c: Traffic Signal Optimization (8 <sup>th</sup> /Harrison/I-80 WB off-ramp)   | Not Applicable: plan level mitigation by SFMTA                                                                   |
| M-TR-4: Provision of New Loading Spaces on Folsom Street                            | Not Applicable: project would not remove loading spaces along Folsom Street                                      |
| M-C-TR-2: Impose Development Impact Fees to Offset Transit Impacts                  | Not Applicable: transit ridership generated by project would not considerably contribute to impact               |
| <b>F. Noise and Vibration</b>                                                       |                                                                                                                  |
| M-NO-1a: Interior Noise Levels for Residential Uses                                 | Applicable: project would site residential use along noisy street; Mitigation completed.                         |
| M-NO-1b: Siting of Noise-Sensitive Uses                                             | Applicable: project would site noise-sensitive use along noisy street; Mitigation completed.                     |
| M-NO-1c: Siting of Noise-Generating Uses                                            | Not Applicable: project is not proposing a noise-generating use                                                  |
| M-NO-1d: Open Space in Noisy Environments                                           | Applicable: project includes open space in a noisy environment; Project Mitigation Measure 3.                    |
| M-NO-2a: General Construction Noise Control Measures                                | Applicable: project includes construction in a noisy environment; Project Mitigation Measure 4.                  |
| M-NO-2b: Noise Control Measures During Pile Driving                                 | Not Applicable: project would not include pile-driving activities                                                |
| <b>G. Air Quality</b>                                                               |                                                                                                                  |
| M-AQ-2: Transportation Demand Management Strategies for Future Development Projects | Not Applicable: project would not generate more than 3,500 daily vehicle trips                                   |
| M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors | Applicable: project would site sensitive receptors in an area of poor air quality; Project Mitigation Measure 5. |
| M-AQ-4: Siting of Uses that Emit PM <sub>2.5</sub> or other DPM and Other TACs      | Not Applicable: project would not site uses that emit TACs                                                       |
| M-AQ-6: Construction Emissions Minimization Plan for Criteria Air Pollutants        | Not applicable: project would not exceed screening levels.                                                       |

| Mitigation Measure                                                            | Applicability                                                                                          |
|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards | Applicable: project includes construction in an area of poor air quality; Project Mitigation Measure 6 |
| <b>I. Wind and Shadow</b>                                                     |                                                                                                        |
| M-WS-1: Screening-Level Wind Analysis and Wind Testing                        | Not Applicable: project would not exceed 80 feet in height                                             |
| <b>L. Biological Resources</b>                                                |                                                                                                        |
| M-BI-1a: Pre-Construction Special-Status Bird Surveys                         | Applicable: project includes building demolition; Project Mitigation Measure 7                         |
| M-BI-1b: Pre-Construction Special-Status Bat Surveys                          | Applicable: project includes building demolition; Project Mitigation Measure 8                         |
| <b>O. Hazards and Hazardous Materials</b>                                     |                                                                                                        |
| M-HZ-2: Hazardous Building Materials Abatement                                | Applicable: project includes demolition of a pre-1970s building; Project Mitigation Measure 9          |
| M-HZ-3: Site Assessment and Corrective Action                                 | Not Applicable: superseded by Health Code Article 22A (Maher Ordinance)                                |

As analyzed and discussed in the CPE Checklist, the following mitigation measures identified in the PEIR do not apply to the proposed project: M-CP-1a, M-CP-1b, M-CP-1c, M-CP-7a, M-CP-7b, M-TR-1c, M-TR-4, M-C-TR-2, M-NO-1c, M-NO-2b, M-AQ-2, M-AQ-4, M-AQ-6, M-HZ-3.

As discussed in the CPE Checklist, Eastern Neighborhoods PEIR Mitigation Measures M-CP-4a and M-CP-4b were determined to apply to the proposed project as the project would involve soil disturbing activities. Mitigation Measures M-NO-1a, M-NO-1b, M-NO-1d and M-NO-2a were determined to apply to the proposed project as the project would include construction, siting of open space, and siting of noise-sensitive residential uses in a noisy environment. Mitigation Measures M-AQ-3 and M-AQ-7 were determined to apply to the proposed project as the project would include construction and siting of sensitive receptors in an area of poor air quality. Mitigation Measures M-BI-1a and M-BI-1b were determined to apply to the proposed project as the project would demolish an existing building. Mitigation Measure M-HZ-2 was determined to apply to the proposed project as the project would include demolition of a building constructed before 1970. Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures.

With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Western SoMa PEIR.

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on April 15, 2014 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis.

Concerns raised by the public include construction-related parking effects, insufficient operational parking supply, the potential for automobile collisions, congestion, increased double-parking and loading conflicts, and vehicle headlight glare resulting from the parking garage driveway on Rausch Street; these concerns are addressed in the Transportation and Circulation section of the CPE Checklist. Additionally, neighbors expressed concerns regarding the potential for construction noise resulting from the project; this is addressed in the Noise section of the CPE Checklist. These topics were considered but were not found to have the potential to result in significant impacts beyond those analyzed in the Western SoMa PEIR.

Additionally, some neighbors voiced concerns regarding the proposed building's potential to cast shadows on their backyards. This topic is not considered a significant impact, although it has been discussed in the Wind and Shadow section of the CPE Checklist.

Finally, some members of the public voiced concerns regarding the project's aesthetics. These concerns include urban canyon effects resulting from additional tall buildings along Rausch Street and the overall external and internal appearance of the building. Consistent with exceptions specified in CEQA, such aesthetic effects are not considered in evaluating this project's potential for significant impacts; this is further discussed in the Aesthetics and Parking Impacts section of the CPE Checklist.

The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Western SoMa PEIR.

## CONCLUSION

As summarized above and further discussed in the CPE Checklist<sup>5</sup>:

1. The proposed project is consistent with the development density established for the project site in the Western SoMa Community Plan;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Western SoMa PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Western SoMa PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Western SoMa PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and

<sup>5</sup> The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.0986E.

5. The project sponsor will undertake feasible mitigation measures specified in the Western SoMa PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.



# SAN FRANCISCO PLANNING DEPARTMENT

## Community Plan Exemption Checklist

*Case No.:* 2013.0986E  
*Project Title:* 1140 Folsom Street  
*Zoning/Plan Area:* NCT (Folsom Street Neighborhood Commercial Transit District) and RED (Residential Enclave District) Use Districts  
65-X and 40-X Height and Bulk District  
Western SoMa Community Plan  
*Block/Lot:* 3730/015,075,077,078,080  
*Lot Size:* 32,800 square feet  
*Project Sponsor:* John Bickford; Local Development Group  
(415) 553-4088  
*Staff Contact:* Erik Jaszewski, (415) 575-6813, Erik.Jaszewski@sfgov.org

1650 Mission  
Suite 400  
San Francisco  
CA 94103-24

Reception  
415.558.63

Fax  
415.558.64

Planning  
Information  
415.558.63

### PROJECT DESCRIPTION

The project site is located on the northern side of Folsom Street between Langton and Rausch Streets, within the South of Market (SoMa) neighborhood (Figure 1). The proposed project would demolish the existing 25-foot-tall commercial building and 16,800-square-foot surface parking lot on the site and construct a six-story, approximately 65-foot-tall mixed-use structure (Figure 2). The proposed building would consist of 112 residential dwelling units over an approximately 5,600-square-foot ground-floor commercial space and up to 88 basement-level parking garage spaces (accessed from a new curb cut on Rausch Street). The building's height would be 65 feet along the Folsom Street frontage and then step down along the Rausch Street frontage to approximately 40 feet. The project would provide 104 secured bicycle parking spaces in the basement garage and at the ground level. Eight bicycle racks would be installed along Folsom Street, accompanied by installation of a sidewalk bulb-out at the corner of Folsom and Rausch Streets and eight new street trees along the site perimeter (Figure 3).

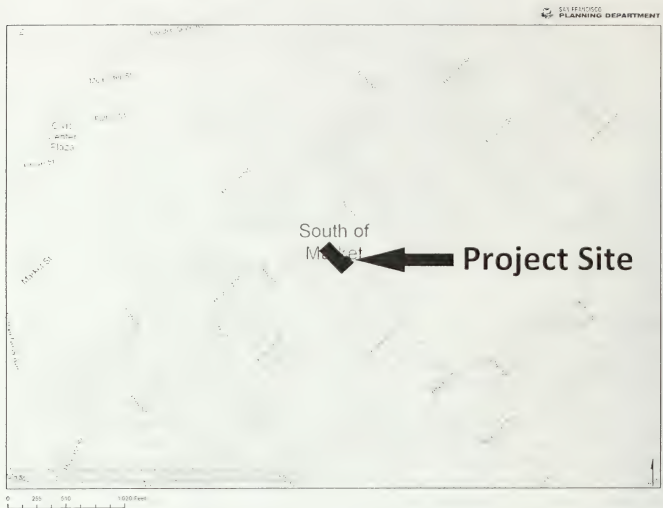
### Project Approval

The proposed project would require the following approvals:

- **Large Project Authorization** (*Planning Commission*)
- **Conditional Use Authorization** (*Planning Commission*)
- **Building Permit** (*Department of Building Inspection*)

The proposed project is subject to Large Project Authorization and Conditional Use approval from the Planning Commission, which is the Approval Action for the project. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

FIGURE 1 – PROJECT LOCATION



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1. 10' 0" (3.05m)  
 2. 10' 0" (3.05m)  
 3. 10' 0" (3.05m)  
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 9. 10' 0" (3.05m)  
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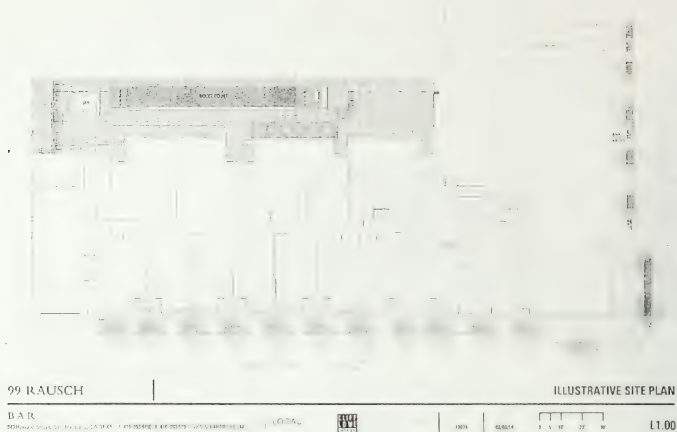
ANGUS STREET

JANITOR STREET

A311

A312

FIGURE 3 – SITE PLAN



### EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption (CPE) Checklist evaluates whether the environmental impacts of the proposed project are addressed in the Programmatic Environmental Impact Report for the Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project (Western SoMa PEIR).<sup>1,2</sup> The CPE Checklist indicates whether the proposed project would result in significant impacts that: (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the Western SoMa PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific Mitigated Negative Declaration or Environmental Impact Report. If no such topics are identified, the proposed project is exempt from further environmental review in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

<sup>1</sup> In this CPE Checklist, the acronyms “PEIR” and “PEIR” both refer to the Western SoMa Community Plan PEIR and are used interchangeably.

<sup>2</sup> San Francisco Planning Department, Western SoMa Community Plan, Rezoning of Adjacent Parcels, and 350 Eighth Street Project Final Environmental Impact Report (PEIR), Planning Department Case Nos. 2008.0877E and 2007.1035E, State Clearinghouse No. 2009082031, certified December 6, 2012. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed July 11, 2014.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are described in the Mitigation Monitoring and Reporting Plan (MMRP) that is attached to the Community Plan Exemption Certificate.

The Western SoMa PEIR identified significant impacts related to transportation and circulation, cultural and paleontological resources, wind and shadow, noise and vibration, air quality, biological resources, and hazards and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to shadow, transportation and circulation, cultural and paleontological resources, air quality, and noise. Mitigation measures were identified for the above impacts—aside from shadow—and reduced said impacts to less-than-significant except for those related to transportation (program-level and cumulative traffic impacts at three intersections; and cumulative transit impacts on several Muni lines), cultural and paleontological resources (cumulative impacts from demolition of historic resources), noise (cumulative noise impacts), air quality (program-level TACs and PM<sub>2.5</sub> pollutant impacts, program-level and cumulative criteria air pollutant impacts).

The proposed project would include construction of a 40- to 65-foot-tall mixed-use residential building containing 112 dwelling units, 5,600 square feet of retail space, and a basement parking garage. As discussed below in this checklist, the proposed project would not result in new, significant environmental effects, or effects of greater severity than were already analyzed and disclosed in the Western SoMa PEIR.

#### AESTHETICS AND PARKING IMPACTS FOR TRANSIT PRIORITY INFILL DEVELOPMENT

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, “aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.” Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.<sup>3</sup> Project elevations are included in the project description, and an assessment of parking demand is included in the Transportation section for informational purposes.

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<sup>3</sup> San Francisco Planning Department. Transit-Oriented Infill Project Eligibility Checklist for 1140 Folsom Street, July 11, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0986E.

| Topics:                                                                                                                                                                                                                                                                                                     | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>1. LAND USE AND LAND USE PLANNING—<br/>Would the project:</b>                                                                                                                                                                                                                                            |                                                                 |                                                 |                                                                |                                                                  |
| a) Physically divide an established community?                                                                                                                                                                                                                                                              | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| c) Have a substantial impact upon the existing character of the vicinity?                                                                                                                                                                                                                                   | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

The Western SoMa PEIR determined that adoption of the Western SoMa Community Plan would not result in a significant impact related to land use. The Western SoMa PEIR anticipated that future development under the Community Plan would result in more cohesive neighborhoods and would include more clearly defined residential, commercial, and industrial areas. No mitigation measures were identified in the PEIR.

Furthermore, the Citywide Planning and Neighborhood Planning Divisions of the Planning Department have determined that the proposed project is permitted in the Folsom Street Neighborhood Commercial Transit (NCT) District and is consistent with the height, density, and land uses as specified in the Western SoMa Community Plan, maintaining the mixed character of the area by encouraging residential and commercial development.<sup>4,5</sup>

For these reasons, implementation of the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to land use and land use planning.

| Topics:                                                                                                                                                                                                   | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>2. POPULATION AND HOUSING—<br/>Would the project:</b>                                                                                                                                                  |                                                                 |                                                 |                                                                |                                                                  |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?                                                 | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

<sup>4</sup> Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning Analysis, 1140 Folsom Street, April 23, 2014. This document is on file and available for review as part of Case File No. 2013.0986E.

<sup>5</sup> Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 1140 Folsom Street, October 21, 2014. This document is on file and available for review as part of Case File No. 2013.0986E.

| Topics:                                                                                                     | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

One of the objectives of the Western SoMa Community Plan is to identify appropriate locations for housing to meet the citywide demand for additional housing. The Western SoMa PEIR concluded that an increase in population in the Plan Area is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City's Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Community Plan project area. The Western SoMa PEIR determined that the anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

The proposed project's residential and retail uses are expected to add approximately 259 residents and 16 employees to the site, respectively. These direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Western SoMa Community Plan, and evaluated in the Western SoMa PEIR.

For the above reasons, the proposed project would not result in significant impacts on population and housing that were not identified in the Western SoMa PEIR.

| Topics:                                                                                                                                                                                                        | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| <b>3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:</b>                                                                                                                                            |                                                        |                                           |                                                       |                                                         |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Process? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?                                                                                                  | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?                                                                                                        | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                                                                                                                           | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

### Historic Architectural Resources

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco

Planning Code. The Western SoMa PEIR identified significant and unavoidable impacts related to causing a substantial adverse change in the significance of a historic resource through demolition.

The proposed project would demolish the existing one-story, reinforced concrete industrial building constructed in 1946, along with an adjacent private parking lot. The building and parking lot were evaluated as part of the South of Market Historic Resource Survey, which was adopted by the Historic Preservation Commission in July 2010. Based upon this survey, the existing building and lot were assigned a California Historic Resource Status Code (CHRSC) of "6Z," which defines the properties as "found ineligible for [National Register], [California Register] or local designation through survey evaluation." Furthermore, the project site is not located in or near any historic districts. Therefore, the site is not considered to be a historic resource for the purposes of CEQA.

As such, the proposed project would not result in the demolition or alteration of any historic resource. Therefore, it would not contribute to the significant historic resource impact identified in the Western SoMa PEIR, and no historic resource mitigation measures would apply to the proposed project.

For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Western SoMa PEIR.

### Archeological Resources

The Western SoMa PEIR determined that implementation of the Community Plan could result in significant impacts on archeological resources and identified two mitigation measures that would reduce these potential impacts to a less-than-significant-level. Western SoMa PEIR Mitigation Measure M-CP-4a: Project-Specific Preliminary Archeological Assessment and M-CP-4b: Procedures for Accidental Discovery of Archeological Resources apply to projects involving any soils-disturbing or soils-improving activities including excavation to a depth of five or more feet below grade. As the proposed project at 1140 Folsom Street would involve up to 12 feet of soil disturbance to construct an underground parking garage, Mitigation Measures M-CP-4a and M-CP-4b apply to the project.

As part of project implementation of Mitigation Measure M-CP-4a, the Planning Department's archeologist conducted a Preliminary Archeology Review (PAR) of the project site and the proposed project. The PAR determined that the project would have the potential to adversely affect an archeological resource. Therefore, in accordance with Mitigation Measure M-CP-4a, the project sponsor would be required to prepare an Archeological Testing Program to more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. In addition, the project would be subject to Mitigation Measure M-CP-4b to reduce potential impacts from accidental discovery of buried archeological resources during project construction to a less than significant level. Mitigation Measures M-CP-4a and M-CP-4b are described on pages 45-54 as Project Mitigation Measure 1 and Project Mitigation Measure 2 respectively. The project would not result in significant impacts related to archeological resources with implementation of these mitigation measures.

For the reasons above, the proposed project would not result in significant impacts on cultural and paleontological resources that were not identified in the Western SoMa PEIR.

| Topics:                                                                                                                                                                                                                                                                                                                                                                                                                       | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>4. TRANSPORTATION AND CIRCULATION—<br/>Would the project:</b>                                                                                                                                                                                                                                                                                                                                                              |                                                                 |                                                 |                                                                |                                                                  |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?                                                                                                                                                                 | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?                                                                                                                                                                                                                                     | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?                                                                                                                                                                                                                                                                                               | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?                                                                                                                                                                                                                                        | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Community Plan Exemption Checklist topic 5c is not applicable.

The Western SoMa PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, emergency access, or construction. Transportation system improvements included as part of the Western SoMa Community Plan were identified to have significant impacts related to loading, but the impact was reduced to less-than-significant with mitigation.

The Western SoMa PEIR anticipated that adoption of the Western SoMa Community Plan could result in significant impacts on traffic, transit, and loading, and identified four transportation mitigation measures. One mitigation measure reduced loading impacts to less-than-significant. Even with mitigation, however, it was anticipated that the significant adverse traffic impacts and the cumulative impacts on transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable.

To examine the potential for significant new or more severe transportation impacts associated with the proposed project that were not identified in the Western SoMa PEIR, a Transportation Impact Study (TIS)



was completed for the proposed project in September 2014.<sup>6</sup> The Results of this study are summarized below.

### Trip Generation

The proposed project involves construction of a four- to six-story, 112-unit residential building over approximately 5,600 square feet of ground-floor retail. 104 secured bicycle parking spaces and eight sidewalk bicycle racks would be provided. The project would provide up to 88 parking spaces in an underground garage.

Trip generation of the proposed project was calculated using information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department. As presented in Table 1, the proposed project would generate an estimated 4,313 person trips (inbound and outbound) on a weekday daily basis, consisting of 1,489 person trips by auto, 814 transit trips, 1,463 walking trips and 547 trips by other modes. The project would generate 756 vehicle trips (accounting for vehicle occupancy data for this Census Tract), of which 113 trips would occur during the p.m. peak hour.

**Table 1 – Project Person Trip Generation by Mode**

| Land Use              | Daily        |            |              |            |              | PM Peak-Hour |            |            |           |            |
|-----------------------|--------------|------------|--------------|------------|--------------|--------------|------------|------------|-----------|------------|
|                       | Auto         | Transit    | Walk         | Other      | Total        | Auto         | Transit    | Walk       | Other     | Total      |
| Residential           | 284          | 239        | 290          | 140        | 953          | 49           | 41         | 50         | 24        | 164        |
| Retail/<br>Restaurant | 1,205        | 575        | 1,173        | 407        | 3,360        | 163          | 78         | 158        | 55        | 454        |
| <b>Total</b>          | <b>1,489</b> | <b>814</b> | <b>1,463</b> | <b>547</b> | <b>4,313</b> | <b>212</b>   | <b>119</b> | <b>208</b> | <b>79</b> | <b>618</b> |

Source: 2008-2012 American Community Survey; *SF Guidelines*, October 2002, Appendix E – Tables E3, and E10; CHS Consulting Group, 2014

### Traffic

The proposed project's vehicle trips would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco.

The proposed project would generate approximately 113 vehicle trips during the p.m. peak hour, of which 63 trips would occur in the inbound direction and 51 trips would occur in the outbound direction. Because Folsom Street is an eastbound one-way street, all inbound trips (63 trips) would cross the intersection of Folsom and Eighth Street and make a left-turn onto northbound Rausch Street to enter the project site. Likewise, all outbound trips (51 trips) would make a left turn onto one-way westbound Howard Street from Rausch Street and cross the intersection of Howard and Eighth Street as they exit the project site. According to the Western SoMa PEIR,<sup>7</sup> these two intersections are currently operating

<sup>6</sup> CHS Consulting Group, *1140 Folsom Street Mixed-Use Residential Project Transportation Impact Study* (September 25, 2014). This document is on file and available for review as part of Case File No. 2013.0986E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

<sup>7</sup> *The Western SoMa Community Plan, Rezoning of Adjacent Parcels Final EIR* is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case nos. 2008.0877E and 2007.1035E.

acceptably (at LOS B), and the addition of project-generated trips would not likely deteriorate existing operating conditions to an unacceptable level (LOS E or F).

Furthermore, nine other intersections located within the study area, including the intersections of Sixth/ Bryant Streets, Seventh/Mission Streets, Seventh/Folsom Streets, Seventh/Harrison Streets, Eighth/Bryant Streets, Ninth/Mission Streets, Ninth/Folsom Street, Ninth/Harrison Streets, and Ninth/Bryant Streets are currently operating and would continue to operate acceptably (at LOS D or better) during the PM peak hour (see Table 2 – Intersection Level of Service). The addition of limited project-generated trips through these intersections during the p.m. peak hour would not have the potential to deteriorate these intersections' operating conditions to unacceptable service levels.

Table 2 – Intersection Level of Service

| #1 | Study Intersection                        | Existing P.M.<br>Peak Hour | Cumulative<br>(2030) P.M.<br>Peak Hour |
|----|-------------------------------------------|----------------------------|----------------------------------------|
|    |                                           | LOS <sup>2</sup>           | LOS                                    |
| 1  | Fifth/ Bryant/ I-80 Eastbound on-ramp     | E                          | F                                      |
| 3  | Sixth Street/ Bryant Street               | B                          | B                                      |
| 4  | Sixth Street/ Brannan/ I-280 ramps        | E                          | F                                      |
| 5  | Seventh Street/ Mission Street            | C                          | D                                      |
| 6  | Seventh Street/ Folsom Street             | B                          | C                                      |
| 7  | Seventh/ Harrison/ I-80 Westbound on-ramp | B                          | C                                      |
| 8  | Eighth Street/ Howard Street              | B                          | C                                      |
| 9  | Eighth Street/ Folsom Street              | B                          | D                                      |
| 10 | Eighth/Harrison/ I-80 Westbound off-ramp  | D                          | F                                      |
| 11 | Eighth Street/ Bryant Street              | C                          | D                                      |
| 12 | Ninth Street/ Mission Street              | C                          | D                                      |
| 13 | Ninth Street/ Folsom Street               | B                          | D                                      |
| 14 | Ninth Street/ Harrison Street             | B                          | B                                      |
| 15 | Ninth/Bryant/U.S. 101 Northbound off-ramp | D                          | D                                      |

Source: Western SoMA PEIR, 2013, Table 4.E-1.

**BOLD** indicates intersection operates at unacceptable LOS conditions (LOS E or F).

Notes: (1) Intersection number refers to numbering in PEIR. (2) LOS/delay for signalized intersection represents conditions for the overall intersection.

The Western SoMA PEIR identified significant traffic impacts at the intersections of Fifth Street/Bryant Street/I-80 Eastbound Ramp, Sixth Street/Brannan Street/I-280 ramps, and Harrison Street/Eighth Street/I-80 Westbound Off-Ramp. The project traffic contribution would be limited at these locations since the project land-use is not expected to generate or attract high volume of regional trips from/to Freeways during PM peak. Based on these findings, the proposed project would not result in any additional significant traffic impacts to study area intersections previously analyzed in the Western SoMa PEIR.

The Western SoMA PEIR identified feasible mitigation and improvement measures to reduce the project impact at affected intersections such as optimizing signal timing at Harrison Street/Eighth Street/I-80 Westbound Off-Ramp to improve traffic flow (Mitigation Measure M-TR-1c) and requiring development

projects that would generate 3,500 daily trips to create and implement a Transportation Demand Management (TDM) plan (Improvement Measure I-TR-1).

Future traffic conditions with the proposed project would be similar to those analyzed in the Western SoMa PEIR. Therefore, project contribution to future traffic volumes at area intersections would not be cumulatively considerable and area intersections would operate as analyzed in the Western SoMa PEIR. Furthermore, based on the findings presented above, the proposed project would be consistent with the analysis findings in the PEIR and would not result in any new impacts that were not previously identified in the PEIR and would not require any additional mitigation measures as recommend in the PEIR.

While the proposed project would not result in any significant transportation-related impacts, and no mitigation measures would be required, the project sponsor has agreed to implement Project Improvement Measure 2: Implement Travel Demand Management (TDM) Measures (as detailed on pages 54-57) to promote alternative travel modes.

#### *Vehicle Egress*

As shown in **Figure 3 – Site Plan**, the parking garage would be accessed through a ramp on Rausch Street at the northwest corner of the property.

During the peak hour, vehicles turning right into the driveway from the south may need to pause and wait for pedestrians or other cars to exit. While substantial queuing is not expected and traffic flows on Folsom Street or nearby intersections would not be affected, vehicle queues at the proposed project driveway into the public right-of-way would be subject to the Planning Department's vehicle queue abatement Conditions of Approval. The project sponsor has agreed to implement these conditions, which are detailed on pages 54-57 under Project Improvement Measure 1: Monitoring and Abatement of Queues. This improvement measure would reduce the potential for queuing by vehicles accessing the project site through monitoring of the Rausch Street driveway and implementing various abatement measures if necessary.

Headlights from vehicles exiting the project's parking garage on Rausch Street may increase light and glare on nearby residences due to the garage ramp's 18 percent inclination. However, the light and glare resulting from vehicle egress would not exceed levels commonly expected in urban areas. Although occupants of nearby properties may regard the increase in light undesirable, the limited increase in light on private properties as a result of the proposed project would not be considered a significant impact under CEQA.

The proposed project would construct a bulbout at the corner of Rausch and Folsom Streets in accordance with the *Better Streets Plan*, extending the corner of the sidewalk into the road bed. Guidelines enumerated in the *Better Streets Plan* prohibit curb cuts from extending further than the full width of the parking lane, or to a width reducing the travel lane to less than 10 feet. As such, the bulbout would not reduce the southern stretch of Rausch Street beyond that which is reasonably traversible, and thus the curb cut would not result in an increased potential for collisions with parked vehicles.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to traffic and would not contribute considerably to cumulative transit impacts that were identified in the Western SoMa PEIR. Further, with the

implementation of improvement measures, the proposed project would further reduce those less-than-significant impacts.

### Construction

As stated in the Western SoMa PEIR, construction impacts are specific to individual development projects and pertain to any potential temporary roadway and sidewalk closures, relocation of bus stops, effects on roadway circulation due to the construction trucks, and the increase in vehicle trips, transit trips, and parking demand associated with construction workers. Construction impacts were not assessed for the Plan in the PEIR and those potential impacts associated individual projects are not usually considered significant because they are temporary and generally of short-term duration. Therefore, no significant construction impacts were identified and no mitigation measures were recommended.

Detailed plans for construction activities have not yet been finalized, but during the anticipated 20-month construction period, temporary and intermittent transportation impacts would result from construction-related truck movements to and from the project site during demolition and construction activities associated with the proposed development.

Construction-related activities would typically occur Monday through Friday (occasional Saturdays as required), and is not anticipated to occur on Sundays or major legal holidays. The hours of construction would be enforced by DBI, and the contractor would need to comply with the San Francisco Noise Ordinance, enforced by the San Francisco Police Department (SFPD), which permits construction activities seven days a week, between 7:00 a.m. and 8:00 p.m.

Throughout the entire 20-month construction of the project, the project would require an average of 55 workers per day; however, up to 100 workers would be required during peak construction periods. The amount of construction-related vehicles (worker vehicles, haul trucks, equipment deliveries, etc.) would vary depending on each phase of construction. Approximately 12,500 cubic yards of material would be transported to and from the project site during the construction period. Assuming each haul truck could carry up to 10 cubic yards of material; these activities would generate approximately 1,250 round trips (2,500 one-way trips). Factoring in the number of construction work days during the entire construction period (and assuming up to 20 work days per month), the proposed project would generate approximately three external daily haul truck trips (six one-way trips). Therefore, based on these estimates, the average number of daily construction vehicle trips generated by the proposed project would equate to approximately 58 trips (116 one-way trips), and during peak construction periods, the proposed project would generate approximately 103 daily trips (206 one-way trips).

Construction staging areas would be located on-site to the extent possible and in the underground parking garage once constructed. Parking for construction workers would be located in nearby on-street parking spaces, and machinery and related equipment would be located on site. Worker parking would also be available in the underground parking garage once constructed. Temporary travel lane and sidewalk closures would occur along the periphery of the proposed development. Public, on-street parking along Folsom Street and Rausch Street, along the project building frontages, would be temporarily restricted during the construction period. Further, the sidewalk along the east side of Rausch Street would be temporarily closed and pedestrian travel within the affected sidewalk area would be prohibited and a covered walkway for pedestrians would be constructed along the north side of Folsom Street to allow for continued pedestrian travel. As noted, the parking lane along the north side of Folsom

Street would be temporarily restricted for public use for the hours allowed over the course of construction.

In the event that it is determined that temporary travel or parking lane or sidewalk closures would be needed, such actions would be coordinated with the City in order to minimize the impacts on local traffic. In general, lane and sidewalk closures are subject to review and approval by the Transportation Advisory Staff Committee (TASC) an interdepartmental committee, including the Police, Public Works, Planning, and Fire Departments and SFMTA Muni Operations. The construction management plan reviewed by the TASC would address issues of circulation (traffic, pedestrians, and bicycle), safety, parking and other project construction in the area. Because there are no Muni bus stops along the project site frontage, it is not anticipated that any Muni bus stops would need to be relocated during construction of the proposed project. The project would be required to consult with SFMTA Muni Operations prior to construction to review potential effects to nearby transit operations.

Throughout the construction period, there would be a flow of construction-related trucks into and out of the project site. The impact of construction truck traffic would be a temporary lessening of the capacities of local streets due to the slower movement and larger turning radii of trucks, which may affect traffic operations. It is anticipated that a majority of the construction-related truck traffic would use I-80, I-280 and U.S. 101 to access the project site from the East Bay and South Bay. For access between the project site and the East Bay, trucks would be routed to the site from I-80 westbound to the Eighth Street off-ramp and would return via the Eighth Street on-ramp to eastbound I-80. For access between the project site and the South Bay, trucks would be routed from northbound U.S. 101 to the Bryant Street off-ramp, and then return to southbound U.S. 101 from the on-ramp at Tenth Street. Access to the project site via I-280 would be gained at the Sixth Street on- and off-ramps.

It is anticipated that there would be an average of 50 construction workers per day at the project site, depending on the construction phase (which may require up to 100 workers during peak construction periods). The trip distribution and mode split of construction workers are not known. Construction workers that drive to the site would be able to park on-site in designated staging areas (e.g., underground parking garage or nearby on-street parking spaces). It is also anticipated that the addition of the worker-related vehicle- or transit-trips would not substantially affect transportation conditions, as any impacts on local intersections, transit network, or to bicyclists and pedestrians traveling near the project site would be similar to those associated with the proposed project.

In order to reduce any potential impacts to the surrounding transportation network and users therein during construction activities, the construction contractor would be required to meet the *City of San Francisco's Regulations for Working in San Francisco Streets*, (the "Blue Book"), and would be required to meet with Muni, SFMTA Sustainable Streets, and other responsible City agencies to determine feasible traffic management and improvement measures to reduce traffic congestion during construction of this project and other nearby projects. The specific provisions of the permit would address issues of circulation, public safety, parking and others, as developed in a meeting of the TASC attended by the Project Sponsor and City departments, including Parking and Traffic, Police, Public Works, and SFMTA Muni Operations. Based on these findings, construction-related impacts would be less than significant.

It is noted that the Western SoMa PEIR did not identify any significant construction impacts and no mitigation measures were recommended. While the proposed project would not result in any significant construction impacts, improvement measures could be implemented to further reduce these less-than-significant impacts. As detailed on pages 54-57, Project Improvement Measure 5: Limiting the Hours of

Construction-Related Truck Traffic and Deliveries and Project Improvement Measure 4: Construction Management Plan Additional Measures) would further minimize disruption of the general traffic flow on adjacent streets during weekday commute peak commute periods, require coordination with SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, minimize construction impacts on nearby businesses, and minimize traffic and parking demand associated with construction workers. Therefore, the proposed project would result in less-than-significant impacts related construction activities. Further, with the implementation of improvement measures, the proposed project would further reduce those less-than-significant impacts.

## Transit

The study area is well-served by a network of public transit provided by the San Francisco Municipal Railway (Muni) bus and light rail lines and a number of commuter routes provided by Golden Gate Transit and SamTrans. Muni lines serving the study area include 8AX, 8BX, 12 14X, 19, 27, 47, and 83X. The nearest transit stop from the project site is at the southwest corner of the intersection of Folsom Street and Seventh Street and serves Muni bus lines 12 and 19. Line 12 operates every 20 minutes throughout the day, and line 19 operates every 15 minutes throughout the day. These bus routes are listed below.

**Table 1 – Muni Transit Lines within Project Study Area**

| Route <sup>1</sup>     | Direction | Peak Headway<br>(minutes) |       | Nearest Stop Location            |
|------------------------|-----------|---------------------------|-------|----------------------------------|
|                        |           | AM                        | PM    |                                  |
| 8AX Bayshore A Express | Inbound   | 7-8                       | -     | Bryant Street and Sixth Street   |
|                        | Outbound  | -                         | 7-8   | Harrison Street and Sixth Street |
| 8BX Bayshore B Express | Inbound   | 7-8                       | -     | Bryant Street and Sixth Street   |
|                        | Outbound  | -                         | 7-8   | Harrison Street and Sixth Street |
| 12 Folsom / Pacific    | Inbound   | 20                        | 20    | Folsom Street / Seventh Street   |
|                        | Outbound  | 20                        | 20    | Harrison Street / Seventh Street |
| 14X Mission Express    | Inbound   | 8                         | -     | Mission Street / Sixth Street    |
|                        | Outbound  | -                         | 8     | Harrison Street / Sixth Street   |
| 19 Polk                | Inbound   | 15                        | 15    | Folsom Street / Seventh Street   |
|                        | Outbound  | 15                        | 15    | Folsom Street / Eighth Street    |
| 27 Bryant              | Inbound   | 15                        | 15    | Folsom Street / Fifth Street     |
|                        | Outbound  | 15                        | 15    | Harrison Street / Seventh Street |
| 47 Van Ness            | Inbound   | 10                        | 10    | Harrison Street / Seventh Street |
|                        | Outbound  | 10                        | 10    | Bryant Street / Seventh Street   |
| 83X Caltrain           | Inbound   | 8-23                      | 16-22 | Market Street/ Eighth Street     |
|                        | Outbound  | 8-23                      | 16-22 | Brannan Street / Eighth Street   |

SOURCE: San Francisco Municipal Railway (MUNI), Map, Routes, and Schedule, last updated at [www.sfmta.com](http://www.sfmta.com), September 2010. Accessed March 2013.

According to Western SoMa Community Plan Transportation Impact Study, Final Report (June 2012), transit lines serving the project area, all of the transit lines serving the project area are currently operating



well-below Muni's capacity utilization (number of passengers on board a transit vehicle relative to the total capacity) of 85 percent.<sup>8</sup>

The proposed project would generate a total of 813 daily transit trips and 119 PM peak-hour transit trips. According to the Western SoMA PEIR, the estimated 3,799 PM peak hour transit trips for the Plan area would not substantially increase transit ridership. The peak-hour capacity utilization of most Muni lines and regional transit providers would be below the 85-percent capacity utilization with the exception of the K,L,M,N light rail lines. These subway lines (which are outside the project study area) would operate at a capacity utilization of 98 percent, as compared to 87 percent capacity utilization under existing conditions. Because the Plan would not substantially affect the capacity utilization of the local Muni and regional transit lines, the Western SoMA PEIR states that the transit impacts would be less-than-significant.

The proposed project is expected to generate a small portion (approximately 3 percent) of the Western SoMA Plan peak-hour transit trips, which would be distributed among multiple Muni and regional transit lines serving the project site. The estimated increase in transit demand associated with the proposed project would be accounted for in the transit demand analysis presented and analyzed in the PEIR and thus, would not have a substantial effect on the local and regional transit providers under cumulative conditions. Furthermore, based on the findings presented above, the proposed project would be consistent with the analysis findings in the PEIR and would not result in any new impacts that were not previously identified in the PEIR and would not require any additional mitigation measures as recommend in the PEIR.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to transit and would not contribute considerably to cumulative transit impacts that were identified in the Western SoMa PEIR.

## **Pedestrians**

Pedestrian amenities generally include sidewalks, crosswalks, curb ramps, pedestrian signals, and streetscape and landscape amenities (i.e., benches, tree-lined buffers, planters, bulb-outs, street lighting, etc.). A qualitative evaluation of existing pedestrian conditions during a field visit to the project site and nearby streets was conducted during the weekday p.m. peak period (4:00 p.m. to 6:00 p.m.) on Thursday, March 27, 2014.

The project site is located within an established pedestrian network comprised of continuous sidewalks, curb-ramps and painted crosswalks at signalized intersections. Based on field observations, pedestrian volumes are generally light within the study area, except for a short segment of Folsom Street immediately east of the project site where a moderate level of pedestrian activity was observed in March 2014 on sidewalk and the adjacent parklet along the frontage of a neighboring café. Nevertheless, no incidents of overcrowding or obvious pedestrian-related deficiencies were observed in the vicinity of the project site.

The Western SoMA PEIR estimates that the 8,366 PM peak hour pedestrian trips generated by the Plan area would be accommodated on the existing sidewalks and would not substantially affect pedestrian

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<sup>8</sup> Western SoMa Community Plan Transportation Impact Study, Final Report, Table 4; prepared by LCW Consulting, June 2012.



operations on the nearby sidewalks and crosswalks, thus, causing less-than-significant impacts. However, the PEIR states that the increase in pedestrian volumes would be noticeable in the immediate vicinity of individual development projects and could also increase the frequency of conflicts between pedestrians and vehicles at crosswalks and intersections.

The proposed project would generate approximately 328 pedestrian trips (209 walking trips and 119 trips to/from nearby transit stops) during the typical p.m. peak hour. Approximately 25 percent (50 trips) of p.m. peak hour pedestrian trips would be generated by the proposed residential units and about 75 percent (158 trips) would be generated by the proposed retail/restaurant use. The new pedestrian trips could be accommodated on existing sidewalks and crosswalks adjacent to the project site and would not substantially overcrowd the current pedestrian facilities along Folsom or Rausch Streets. Sidewalks along Rausch Street and Folsom Street are approximately 8 feet and 10 feet wide, respectively, and were observed in March 2014 to have low levels of pedestrian activity. Therefore, pedestrian conditions would continue to remain acceptable with the implementation of the proposed project.

The main pedestrian entrance to the residential units would be provided in the residential lobby area (on Rausch Street) and an auxiliary bicycle entrance would be provided on Folsom Street. Vehicle entrance to the underground garage would be also located midblock on Rausch Street along the northwestern corner of the project site. A new curb-cut for the driveway ramp would be approximately 10 feet wide and located 160 feet north of the main pedestrian entrance.

The proposed project would generate more traffic at this driveway location than what is generated at the existing site and would have the potential to conflict with pedestrians along the Rausch Street sidewalk. Vehicle flow in and out of the underground garage would be managed via traffic controls and a remote-controlled gate.

Residents that have access to the parking garage would be required to activate a remote control or electronic device to open a parking gate to enter or leave the parking facility. Inbound drivers to the underground garage would be required to stop along Rausch Street and yield to any pedestrians walking along the sidewalk area and garage entrance (along the east side of the street) prior to pulling onto the 10-foot-wide ramp while waiting for the gate to open. Outbound drivers would be required to wait on the parking garage ramp while the gate opens and would not be in conflict with pedestrians during this time. Outbound drivers exiting the underground garage may conflict with pedestrians walking along the east side of Rausch Street. Improvement measures identified for the project (and discussed further below) would reduce the potential for pedestrian-vehicle conflicts at the parking garage.

Although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this increase would not be substantial enough to create potentially hazardous conditions for pedestrian or otherwise substantially interfere with pedestrian accessibility to the site and adjacent areas.

A peak-hour demand of less than two loading vehicles (1.4 loading spaces) is expected for the residential and retail/restaurant portions of the proposed project. Access to the white (passenger) loading zone (a proposed 40-foot curb) would be located along Rausch Street. This loading zone would allow vehicles to maneuver within the loading area and would restrict vehicles from encroaching on the nearby garage driveway ramp or sidewalk areas and the loading zone would increase visibility of these vehicles for pedestrians along Rausch Street. Freight and delivery activities would be concentrated in nearby existing on-street loading spaces along Rausch Street (near Howard Street, north of the project site) or along the south side of Folsom Street, across from the project site. Although the proposed project may result in

potential conflicts between pedestrians and loading/unloading (passenger, freight/delivery) activities, improvement measures identified for the project (and discussed further below) would reduce the potential for pedestrian-vehicle conflicts during such activities.

The proposed project would enhance the existing sidewalks along the building frontages and install a bulbout at the northeast corner of the intersection of Folsom and Rausch Streets. In addition, the bulbout would provide an ADA-accessible ramp and would also reduce the crossing distance along Rausch Street from approximately 30 feet to approximately 22 feet. Further, the proposed project would provide adequate sidewalk capacity along Folsom and Rausch Streets and would enhance the pedestrian environment through installation of *Better Streets Plan* improvements (e.g., adequate pedestrian throughways along sidewalks, street trees and planters, adequate curb widths, and adequate distance between the sidewalk and moving vehicles). Based on these proposed findings, the proposed project would not result in significant pedestrian impacts that were not identified in the Western SoMa PEIR and the pedestrian impacts would be less-than-significant.

It is noted that the *Western SoMa PEIR* did not identify any significant pedestrian impacts and no mitigation measures were recommended. While pedestrian conditions would improve relative to existing conditions, improvement measures could be implemented to further reduce these less-than-significant impacts. Project Improvement Measure 3: Installation of Visual/Audible Devices at Underground Garage Driveway would reduce potential conflicts between vehicles entering and exiting the underground garage and pedestrians traveling along the east side sidewalk of Rausch Street. Project Improvement Measure 5: Coordination of Move-in/Move-Out Operations and Large Deliveries would reduce the potential for parking of delivery vehicles within the travel lane adjacent to the curb lane on Rausch Street (in the event that the on-street loading is occupied), and would ensure that residential move-in and move-out activities and larger deliveries shall be scheduled and coordinated through building management. These improvement measures are further detailed on pages 54-57.

Pedestrian circulation impacts by their nature are site-specific and generally do not contribute to impacts from other development projects. The proposed project would not result in overcrowding of sidewalks or create new potentially hazardous conditions for pedestrians under cumulative conditions. Conversely, the proposed project would improve pedestrian circulation in and around the project site by implementing streetscape designs and landscaping to create a more comfortable walking environment as well as developing a new bulbout to increase pedestrian safety and connectivity between the development and surrounding pedestrian network. These treatments would improve pedestrian conditions by facilitating safe pedestrian circulation and crossings, by providing safe spaces for pedestrians and by increasing pedestrian visibility to drivers. Walk trips may increase between the completion of the proposed project and future conditions due to increasing effectiveness of planned pedestrian improvements. Because of pedestrian realm enhancements, transit users would walk between the transit stops and the proposed project, and such actions could over time increase the number of pedestrians accessing the project site via transit modes, although not to the level which would induce overcrowding of sidewalks under the cumulative conditions.

There would likely be a projected increase in background vehicle traffic between existing and future conditions. This would result in an increase in the potential for vehicle-pedestrian conflicts at intersections in the study area. While there would be a general increase in vehicle traffic that is expected through the future conditions, the proposed project would not create potentially hazardous conditions for pedestrians, or otherwise interfere with pedestrian accessibility to the site and adjoining areas.

Based on the findings presented above, the proposed project would be consistent with the analysis findings in the PEIR and would not result in any new impacts that were not previously identified in the PEIR and would not require any additional mitigation measures as recommend in the PEIR. Therefore, the proposed project would result in less-than-significant cumulative impacts related to pedestrians.

In light of the above, the proposed project would result in less-than-significant impacts related to pedestrians.

## Bicycles

Bicycle facilities consist of bicycle lanes, trails, and paths, as well as bike parking, bike lockers, and showers for cyclists. On-street bicycle facilities include city-designated routes that are part of the San Francisco Bicycle Network. These on-street bicycle facilities are grouped into three categories:

- Class I bikeways are bike paths with exclusive right-of-way for use by bicyclists or pedestrians;
- Class II bikeways are bike lanes striped within the paved areas of roadways and established for the preferential use of bicycles; and
- Class III bikeways are signed bike routes that allow bicycles to share travel lanes with vehicles.

There are two on-street bicycle facilities in proximity of the project site. There is a bicycle lane (Route 30) that operates along the south side of Folsom Street and along the north side of Howard Street (the two streets form a one-way couplet). Seventh Street and Eighth Streets are also part of Route 23 and a bike lane is provided along the east side of Seventh Street and the west side of Eighth Street. These bicycle facilities are described below:

- Bicycle Route 23 (Class II facility) on Seventh Street (northbound) between 16th Street and Market Street and on Eighth Street (southbound) between Market Street and Townsend/Division streets.
- Bicycle Route 30 (Class II facility) on Harrison Street between Cesar Chavez Street and 11th Street and on Folsom Street between Division Street and The Embarcadero.

*The San Francisco Bicycle Plan* includes the installation of a Class II bicycle lane in the westbound direction on Howard Street for approximately 200 feet approaching Ninth Street ("Near-Term Improvement Project 2-8"). This would close an existing gap in the Howard Street bicycle lane. This improvement project has already been constructed and no other bicycle improvement projects are planned in or near the project site.

During the field survey conducted during the weekday p.m. peak period (4:00 to 6:00 p.m.) on Thursday, March 27, 2014, a substantial number of bicycle volumes were observed along Folsom Street and a moderate number of bicyclists along Howard, Seventh, and Eighth Streets. These roadways provide painted bike lanes, and bicyclists were generally able to travel along these streets with minimal conflicts with vehicular traffic and parked vehicles. Currently, there is a bicycle rack located on the sidewalk in front of the adjacent property on Folsom Street.

## Bay Area Bike Share System

The Bay Area Bike Share is the region's bike sharing system across the region launched in August 2013, with locations in San Francisco, Redwood City, Mountain View, Palo Alto and San Jose. There are

currently 350 bicycles and 35 stations in San Francisco under a pilot program. This system is intended to provide Bay Area residents and visitors with an additional transportation option for getting around the region. Similar to car sharing, this system is a membership based system of short-term bicycle use. Membership duration is flexible and can be annual, three-day, and daily. A daily or three-day membership can be purchased from any station using a credit or debit card. Annual membership can be purchased from the Bay Area Bike Share system website. Trips under 30 minutes are generally free. The nearest Bay Area Bike Share station in proximity to the project site is located at the intersection of Market and Tenth Streets (20 bicycle spaces), approximately 0.46 miles from the project site.<sup>9</sup>

According to the Western SoMA PEIR, the bicycle trips from the Western SoMA plan area would not increase to such a degree that a substantial increase in conflicts and collisions would be anticipated when compared to existing conditions and thus, would have less-than-significant bicycle impacts. However, the PEIR states that conflicts with vehicles using parking garage driveways along bicycle routes could increase and individual development projects should comply with the provisions of the *Planning Code* (see Impact TR-7 in PEIR). The sections below discuss the project compliance with the *Planning Code* and the impact of bike circulation in the vicinity of the proposed project.

#### *Bicycle Parking Code Requirements and Standards*

The City of San Francisco *Planning Code* (Section 155.2) requires that residential projects with over 100 dwelling units to provide 100 Class I bicycle parking spaces for the first 100 units and plus one bicycle parking space for every four dwelling units over 100 units. In addition, one Class II bicycle parking space should be provided for every 20 units. For proposed retail uses, one Class I bicycle parking space per 7,500 square feet of occupied floor area and one Class II bicycle parking space per 2,500 square feet of occupied floor area are required. The proposed project would include the construction of a new building with 112 dwelling units and 5,600 square feet of retail/restaurant use. Therefore, the proposed project would be required to provide 104 Class I bicycle parking spaces and eight (8) Class II bike spaces, as summarized in **Table 3**.

**Table 3 – Bicycle Parking Code Requirement**

| Land Use          | Class I         |                 | Class II        |                 |
|-------------------|-----------------|-----------------|-----------------|-----------------|
|                   | Code            | Required Spaces | Code            | Required Spaces |
| Residential       |                 |                 |                 |                 |
| 1 to 100 units    | 1 per 1 unit    | 100             |                 |                 |
| 101 and more      | 1 per 4 units   | 3               | 1 per 20 units  | 6               |
| Retail/Restaurant | 1 per 7,500 gsf | 1               | 1 per 2,500 gsf | 2               |
| <b>Total</b>      |                 | <b>104</b>      |                 | <b>8</b>        |

Source: San Francisco General Plan and Planning Code Amendments for Bicycle Parking, May 9, 2013.

Note: gsf indicates gross square feet

The proposed project would include a total of 112 bicycle parking spaces on site, comprised of 104 Class I bicycle parking spaces and eight (8) Class II bicycle parking spaces. These parking spaces would be located in the underground parking garage (45 spaces) and immediately north of the auxiliary entrance

<sup>9</sup> Information on Bay Area Bike Share Program provided online at: <https://bayareabikeshare.com/>; accessed April 2014.

from Folsom Street on the ground floor (59 spaces). Therefore, the project would exceed *Planning Code* requirements for bicycle parking spaces.

### *Bicycle Circulation*

The project site is located within bicycling distance of office, retail and restaurant uses in neighboring areas. As previously described, there are two designated bicycle routes in proximity to the project site (i.e., Route 30 on Folsom and Howard Streets and Route 23 on Seventh and Eighth Streets). Therefore, it is anticipated that a substantial portion of the 76 p.m. peak-hour trips made through other modes would be bicycle trips. With the current bicycle and traffic volumes on the adjacent streets, bicycle travel generally occurs without major impedances or safety concerns.

Based on the existing bicycle network located within the project vicinity, it is reasonable to assume that the anticipated increase in bicyclists associated with the proposed project would be accommodated by existing bicycle network facilities. In addition, the proposed project would provide more than the Code-required number of Class I and Class II bicycle parking spaces to accommodate anticipated demand. In addition, the existing bicycle rack along Folsom Street, adjacent to the project site, would not be removed as a part of the proposed project. Providing these bicycle parking amenities in a location near bicycle routes that provide access to various regions of the city may result in a mode shift toward cycling. The proposed project would not introduce any design features that would eliminate or impede access to existing bicycle routes in proximity to the project site.

It is noted that although the proposed project would result in an increase in the number of vehicles in the vicinity of the project site, this anticipated increase would not be substantial enough to create potentially hazardous conditions for bicyclists. The proposed driveway and loading area would be located on Rausch Street, which is not a designated bicycle route, therefore potential conflicts between bicyclists and vehicles would be reduced. The proposed project would not otherwise substantially interfere with bicycle accessibility to the site and adjoining areas. Considering all of the above, the proposed project would not result in significant bicycle impacts that were not identified in the Western SoMa PEIR and the bicycle impacts would be less-than-significant.

While bicycle conditions would be acceptable under the proposed project, improvement measures could be implemented to further reduce these less-than-significant impacts. Project Improvement Measure 1: Implement Travel Demand Management (TDM) Measures would reduce single-occupancy driving to/from the project site, identify a TDM coordinator to implement/operate TDM measures, and provide residents/visitors with transportation resources/information (e.g., transit maps, bicycle route map, posted transit information, and provide a fleet of bicycle onsite for patrons). Therefore, the proposed project would result in less-than-significant impacts related to bicyclists. Further, with the implementation of improvement measures, the proposed project would further reduce those less-than-significant impacts.

The proposed project would not substantially contribute to cumulative bicycle circulation or conditions in the project area. Bicycling trips in the area may increase between the completion of the project and the cumulative scenario due general growth in the area. In particular, the proposed project would be designed to provide adequate points of access to private and public bicycle parking and would be designed to reduce any potential conflicts with private cars and delivery/freight vehicles accessing the loading zone. Additionally, the proposed project would not reduce access to the bicycle routes along Folsom Street and Howard Street (Route 30) and along Seventh Street and Eighth Street (Route 23), and



these facilities would be able to accommodate any potential increase in bicycling trips over time, and such an increase would not reach a level that would create potentially hazardous conditions for bicycles.

As described above, under cumulative conditions, there is a projected increase in vehicles at intersections in the vicinity of the proposed project, which may result in an increase in vehicle-bicycle conflicts at intersections in the study area. Although there would be a general increase in vehicle traffic that is expected through the future conditions, the proposed project would not create potentially hazardous conditions for bicycles or otherwise interfere with bicycle accessibility to the project site and adjoining areas, or substantially affect the bicycle routes on Folsom, Howard, Seventh, and Eighth Streets.

The estimated increase in bicycle trips associated with the proposed project would be accounted for in the travel demand analysis presented and analyzed in the PEIR and thus, would not have a substantial effect on nearby bicycle facilities under cumulative conditions. Furthermore, based on the findings presented above, the proposed project would be consistent with the analysis findings in the PEIR and would not result in any new impacts that were not previously identified in the PEIR and would not require any additional mitigation measures as recommend in the PEIR. Therefore, the proposed project would result in less-than-significant cumulative impacts related to bicycle facilities or to users of such facilities.

In light of the above, the proposed project would result in less-than-significant impacts related to bicycles.

### **Loading**

There are three on-street unmetered yellow loading spaces - along the east side of Rausch Street between Folsom and Howard Streets, including one space adjacent to the existing warehouse on-site and two spaces north of the parking lot. There is also an on-street loading space provided along the south side of Folsom Street between Hallam Street and Langton Street, across from the project site.

The evaluation of loading impacts, as presented in the Western SoMa PEIR, was specific to individual development projects and provided an overall comparison of proposed loading space supply to the Planning Code requirements and discussed the extent to which the estimated daily and peak-hour loading demand would affect loading conditions throughout the Plan area. Based on the development assumed under the Western SoMa PEIR, the Plan would generate about 487 delivery and service vehicle trips per day and a demand of about 28 loading spaces during the peak hour of loading activities.

Because it is expected that individual developments associated with the Plan would include off-street loading spaces consistent with *Planning Code* requirements, the loading demand generated by these developments would be accommodated within the combination of proposed off-street spaces, and existing and new on-street loading spaces. Therefore, loading impacts would be less than significant.

However, the PEIR did state that the proposed transportation improvements (e.g., construction of sidewalk extensions, bulbouts) within the Plan Area, specifically along Folsom Street, could affect existing yellow commercial vehicle loading/unloading zones. To improve loading conditions along Folsom Street and reduce potential loading impacts to a less-than-significant level, the PEIR identified feasible mitigation measures to reduce the project loading impacts along Folsom Street (Mitigation Measure M-TR-4). This measure would be applicable to any removal of yellow commercial vehicle freight loading spaces due to planned transportation improvements and that project sponsors of individual projects within the Project Area shall coordinate with SFMTA to install new loading spaces (of equal length), on the same block and side-of-the-street at locations where yellow commercial vehicle loading

spaces are removed. Such measures would reduce loading impacts along Folsom Street to a less-than-significant level.

Although the proposed project would be located along Folsom Street, the proposed streetscape plans (see Section 2.4) would not result in the permanent removal and/or modification of any existing commercial loading spaces along Folsom Street. There are no existing loading spaces along the north side of Folsom Street adjacent to the project site and the proposed project would not seek approvals from SFMTA to designate this curbside space for commercial loading (spaces are proposed along the east side of Rausch Street). There is an existing on-street commercial loading space located along the south side of Folsom Street, between Hallam and Langton Streets, across from the project site. Therefore, Mitigation Measure M-TR-4, as identified in the PEIR, would not be applicable to the proposed project.

#### *Loading Code Requirements and Standards*

The San Francisco *Planning Code* (Section 152.1) requires residential buildings greater than 100,000 gsf, but less than 200,000 gsf, to provide one off-street loading space. For retail/restaurant use, no off-street loading space is required for buildings under 10,000 gross square feet. The proposed project would include the construction of a new building with approximately 103,000 square feet of residential use and 5,600 square feet of retail/restaurant use. Therefore, the proposed project would be required to provide a total of one (1) off-street loading space with a minimum width of 12 feet, a minimum length of 35 feet, and a minimum vertical clearance (including entry and exit) of 14 feet.

The proposed project would not provide any off-street loading space on the site. Therefore, it would not meet the minimum *Planning Code* requirement. The Project Sponsor would seek a Conditional Use Authorization (CUP) from the off-street loading space requirement to remain consistent with the *Planning Code*. It is noted that there is an existing on-street loading space located adjacent to the existing warehouse on the project site, which would remain. Additionally, there are two commercial parking spaces immediately north of the project site (near the intersection of Rausch and Howard Streets, about 0.1 miles [250 feet]).

The proposed project would generate a demand for up to two freight loading spaces during the peak hour. During the midday period observation, only one of the three loading spaces discussed above and near the project site was occupied and the two remaining spaces were available. Therefore, the peak loading demand for the proposed project could be met with existing on-street loading and other parking spaces, if available.

The Project Sponsor is proposing a 40-foot-long white passenger loading/unloading zone for its small restaurant land use and residential use, which is subject to SFMTA approval. The proposed passenger loading/unloading zone would also permanently remove the existing 45-foot-long commercial loading zone along the east side of Rausch Street; these spaces would be converted to regular, unmetered on-street parking for the general public (per SFMTA approval).

The project would generate 24 daily loading trips, which equates to a demand for approximately two loading spaces for an average peak hour. Although the proposed project would not provide any off-street loading space, the loading activities associated with deliveries to the site are expected to be accommodated at the two existing commercial loading spaces near the intersection of Rausch and Howard Streets (north of the site), or within the existing on-street loading space on the south side of Folsom Street, between Hallam and Langton Streets (south of the project site). The proposed project



would have sufficient street frontages along Rausch Street or Folsom Street to accommodate the necessary loading demand.

### Emergency Vehicles

The nearest fire station from the project site is Fire Station No. 1 located at 935 Folsom Street, about 1,700 feet east of the project site. Because Folsom Street runs one-way eastbound only, emergency vehicle access to the project site would occur via Howard Street westbound, Eighth Street southbound, and Folsom Street eastbound. There is one curb cut along the east side of Rausch Street that currently provides access to the project site for emergency vehicles. There is an existing fire hydrant on the northwest corner of the intersection of Folsom Street and Langton Street.

The street network serving the project area currently accommodates the movements of emergency vehicles that travel to the project site. In the event of an emergency, vehicle access to the project site would not be substantially different from the existing conditions. Emergency vehicles would continue to use major access roads such as Seventh, Howard, Eighth, and Folsom Streets to access the site. Furthermore, although the proposed project would generate additional traffic to the area, such an increase in vehicles would not impede or hinder the movement of emergency vehicles in the project area, for example from the neighboring fire station (Fire Department Fire Station No.1). Therefore, the project's impacts to emergency access would be consistent with the *Western SoMa Plan PEIR* program-level analysis and the proposed project impacts to project-specific emergency vehicle access would be similar to existing conditions. The proposed project would therefore not adversely affect emergency vehicle access to the project site, thus would have less-than-significant impacts related to emergency vehicles.

### Parking

Public Resources Code Section 21099(d), effective January 1, 2014, provides that, "aesthetics and parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment." Accordingly, aesthetics and parking are no longer to be considered in determining if a project has the potential to result in significant environmental effects for projects that meet all of the following three criteria:

- a) The project is in a transit priority area; and
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, the adequacy of parking in determining the significance of project impacts under CEQA would not be considered.<sup>10</sup> The Planning Department acknowledges that parking conditions may be of interest to the public and the decision makers. Therefore, a parking demand analysis is provided for informational purposes.

Field reconnaissance of existing parking conditions was conducted on March 27, 2014 within the study area bounded by Mission Street to the north, Sixth Street to the east, Bryant Street to the south, and Ninth

<sup>10</sup> Transit-Oriented Infill Project Eligibility Checklist for 1140 Folsom Street, July 11, 2014. This document is on file and available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2012.0986E.

Street to the west. No counts of on-street and off-street parking supply or occupancy were conducted. The following provides the results of field observations and qualitative analysis of existing parking conditions in the vicinity of the project site.

#### *Off-Street parking*

There are no off-street public parking facilities (lots/garages) within the study area. There are a number of private parking facilities in the area that currently serve the office and commercial uses in the area, but these parking spaces are not available for public use. As previously mentioned, the project site currently contains a 67-space surface parking lot. This parking lot is privately-owned and operated, and on-site parking spaces are not available to the general public.

#### *On-Street parking*

On-Street parking is generally provided on both sides of streets within the study area, except for Seventh Street between Mission Street and Folsom Street and at the mid-block one way alleys (Rausch and Langton streets) where there are usually parking on only one side of the street. On-street parking spaces located north of Folsom Street are generally metered, and most remaining curb spaces in the study area include unmetered parking. During the morning peak commute period (generally 7:00 a.m. to 9:00 a.m.), tow-away regulations are in effect along both sides of Sixth Street between Howard and Brannan Streets on the west side and between Folsom and Bryant Streets on the east side, and the south side of Mission Street. During the PM peak period, tow-away regulations are in effect along both sides of Sixth Street between Howard and Brannan Streets on the west side and between Folsom and Bryant Streets on the east side, and along both sides of Mission Street in the study area.

The project site is located within the Residential Parking Permit (RPP) "U" area, which restricts on-street parking to a one-hour period between 8:00 a.m. and 10:00 p.m. unless an RPP "U" permit is displayed, in which case there is no time limit enforced. During field observations, on-street parking spaces were observed to be generally occupied during the weekday midday (1:00 p.m. to 3:00 p.m.) and evening periods (4:00 p.m. to 6:00 p.m.), with some limited availability on most blocks.

According to Western SoMA PEIR, the parking demand from the Plan Area would exceed parking supply. The PEIR anticipates that individual development projects in the Plan Area would be required to comply with the *Planning Code* requirements for parking, including the number of parking spaces, provision of car-share spaces, and the separation of parking costs from housing costs in new residential buildings.

Residential and non-residential development associated with the Plan would generate a parking demand for about 8,127 vehicle parking spaces, including a residential demand for 3,633 spaces, and a non-residential demand of 4,494 spaces; the Plan would generate a total parking demand of about 8,127 vehicle parking spaces. Based on the proposed zoning, development in the Plan Area could be expected to create about 4,300 new off-street parking spaces. Therefore, under the Plan, there would be an unmet demand of approximately 3,800 parking spaces.

Because of the estimated shortfall in parking spaces, some drivers may circle around the neighborhood in search of parking, which would increase traffic congestion on the local street network. The expectation is also that some drivers, frustrated by the shortage of available parking, would shift to public transit or other modes (such as bicycling), while others would search out alternative parking within reasonable distance of their destination. For non-residential development, it is anticipated that the parking demand would be substantially accommodated within the permitted parking supply associated with the

development, and on street metered parking spaces. Furthermore, the PEIR states that appropriate, ongoing parking management strategies (e.g., *SFPark*), in combination with TDM measures, would reduce the overall parking demand within the Plan Area, reduce excessive cruising (or additional circulation as drivers search for parking) and subsequently reduce traffic congestion, and would encourage drivers to make trips during off-peak hours, utilize off-street parking facilities, discourage long-term on-street parking, and encourage the use of other modes (public transit, bicycle, walk, etc.) The PEIR did not identify any significant parking impacts associated with the Plan and no mitigation measures were recommended.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

The absence of ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service or other modes (walking and biking), would be in keeping with the City's "Transit First" policy and numerous San Francisco General Plan Policies, including those in the Transportation Element. The City's "Transit First" policy, established in the City's Charter Article 8A, Section 1151, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis account for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. The secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area, and thus choose to reach their destination by other modes (i.e., walking, biking, transit, taxi). If this occurs, any secondary environmental impacts that may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, would reasonably address potential secondary effects.

#### *Parking Code Requirements and Standards*

Based on the *Planning Code* Section 151.1 for RED and Folsom-NCT zone, no off-street parking would be required and parking maximums would be in effect for any land use in these zoning districts. Within the RED zone, the proposed project would be permitted up to three (3) off-street parking spaces per every four (4) dwelling units and may obtain a CUP for up to one (1) off-street parking space per dwelling unit. Within the Folsom-NCT zone, the proposed project is permitted up to one (1) off-street parking space per two (2) dwelling units, and may obtain CUP for a parking ratio of 0.75 off-street parking spaces per dwelling unit.

Therefore, for the residential use, up to 69 but no more than 97 off-street parking spaces would be allowed, and no more than four (4) off-street spaces would be allowed for the proposed retail/restaurant use. In addition, Section 155(i) of the *Planning Code* specifies that one handicapped-accessible parking

space be designated for each 25 off-street spaces provided, and Section 166 requires that one car-share parking space is provided for 50 to 200 dwelling units.

The project is proposing 88 off-street parking spaces (52 off-street parking spaces in RED zone and 36 off-street parking spaces in Folsom-NCT zone). There are 62 dwelling units within the Folsom-NCT zone and 50 dwelling units within the RED zone. In addition, there is 5,600 square feet of retail use within the Folsom-NCT zone. Therefore, the proposed project would be permitted up to 31 off-street parking spaces in NCT zone and 38 off-street parking spaces in RED zone. The project sponsor may seek a CU to obtain up to 47 spaces in NCT zone and 50 spaces in RED zone. Therefore, a CU would be required to provide the proposed 88 parking spaces.

The project is proposing a total of 88 off-street parking spaces for residential and retail use, including three handicap-accessible parking spaces and one car-share parking space. Given this, the project sponsor would seek approval for a conditional use to provide the additional 18 off-street parking spaces which exceeds the permitted number of off-street parking spaces (69 spaces). In compliance with the *Planning Code*, no off-street parking spaces would be provided for retail/restaurant use.

#### *Parking Demand and Parking Supply*

**Table 4** compares the estimated parking demand for the proposed project to the proposed parking supply. The proposed project would generate a demand for approximately 191 parking spaces, while there would be 88 off-street parking spaces provided on site. As a result, there would be an unmet parking demand of approximately 103 spaces.

**Table 4 – Parking Supply and Demand**

| Land Use     | Supply    | Demand     | Difference  |
|--------------|-----------|------------|-------------|
| Residential  | 88        | 141        | -53         |
| Restaurant   | 0         | 50         | -50         |
| <b>Total</b> | <b>88</b> | <b>191</b> | <b>-103</b> |

Source: CHS Consulting Group, 2010; SF Guidelines, 2002.

As previously described, during the weekday midday and evening hours, available parking in the vicinity of the project is generally constrained, as most on-street parking spaces were occupied. Based on the anticipated parking demand associated with the proposed project and estimated unmet demand of on-site, off-street parking, and because the proposed project would likely generate a high amount of long-term parking demand, residents and visitors of the proposed project may experience some difficulty finding available parking during the weekday midday and evening hours, as parking conditions are generally constrained, with minimal availability.

Although future residents and visitors of the proposed project would likely generate a greater parking demand in the evening hours, it is noted that the proposed project is well-served by alternative modes of transportation, including light rail and bus lines that connect to various parts of the City and to regional transit providers. The City of San Francisco's "Transit First Policy", established in the City's Charter Article 8A, Section 8A.115, provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The proposed project is located near bus stops and light rail stations along adjacent and nearby roadways approximately one to three blocks from the project site (less than 0.25 miles). Moreover, these transit

stations and stops are within one and three blocks from the project site and these buses and light rail vehicles currently operate at headways of 20 minutes or less during the weekday and none of these routes experience transit demand above their respective capacities. Further, the project site is located near two designated bicycle routes and is also located within a well-developed pedestrian network that provides access and connectivity to various other modes. Because the project area currently experiences a high level of on-street parking demand and the evident lack of off-street public parking, patrons of the proposed project may forego their private vehicles and their attempt to find parking within the project site or nearby streets or may simply choose to park farther away from the project site (outside the study area). As such, patrons could choose other modes of transportation to access the project site and such actions may offset the projected parking demand associated with the proposed project.

Lastly, in compliance with the *Planning Code* Section 167, residential parking would be required to be unbundled and sold or leased separately from dwelling units. Unbundling parking makes the cost of parking visible to households and may encourage some residents to save money by opting for a single off-street space or no dedicated parking.

It is noted that the Western SoMa PEIR did not identify any significant parking impacts and no mitigation measures were recommended. Because the proposed project would include an off-street parking garage (with more than 20 spaces), the proposed project would be subject to conditions of approval set forth by the San Francisco Planning Department to specifically address the monitoring and abatement of queues. As such, implementation of Project Improvement Measure 2: Monitoring and Abatement of Queues would reduce the potential for queuing by vehicles accessing the project site by requiring monitoring of the project access driveway on Rausch Street, and if a recurring queue occurs, the Project Sponsor/Property Owner shall employ abatement methods as needed to abate the queue.

| Topics:                                                                                                                                                                                                                                                                      | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| <b>5. NOISE—Would the project:</b>                                                                                                                                                                                                                                           |                                                        |                                           |                                                       |                                                         |
| a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                            | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                     | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                         | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

| Topics:                                                                                                                                                            | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| g) Be substantially affected by existing noise levels?                                                                                                             | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

The Western SoMa PEIR identified potential conflicts related to residences and other noise-sensitive uses in proximity to noise-generating uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. In addition, the Western SoMa PEIR noted that implementation of the Community Plan would incrementally increase traffic-generated noise on some streets in the Plan Area and result in construction noise impacts from pile driving and other construction activities. The Western SoMa PEIR therefore identified six noise mitigation measures that would reduce noise impacts to less-than-significant levels.

Mitigation Measure M-NO-1a: Interior Noise Levels for Residential Uses requires a detailed analysis of noise reduction requirements for new development including noise-sensitive uses located along streets with noise levels above 60 dBA<sup>11</sup> ( $L_{dn}$ <sup>12</sup>), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. Mitigation Measure M-NO-1b: Siting of Noise-Sensitive Uses requires a noise analysis for new residential development and development that includes other noise-sensitive uses in order to reduce potential conflicts between existing noise-generating uses and new sensitive receptors. The proposed project would construct a new six-story residential mixed-use building—a noise sensitive use—in an area where traffic-related noise exceeds 60 dBA ( $L_{dn}$ ). Accordingly, the project sponsor has conducted an environmental noise study demonstrating that the proposed project can feasibly attain acceptable interior noise levels consistent with Title 24.<sup>13</sup>

Mitigation Measure M-NO-1d: Open Space in Noisy Environments requires that new open space associated with new development that includes noise-sensitive uses be protected from existing ambient noise levels in order to minimize disruption to users of the open space. As the project proposes a noise-sensitive use with provision of rear open space, Mitigation Measure M-NO-1d would apply to the project, and is detailed as Project Mitigation Measure 3 on pages 45-54.

Mitigation Measure M-NO-1c: Siting of Noise-Generating Uses requires a noise analysis for new development including commercial, industrial, or other uses that would be expected to generate noise levels in excess of ambient noise in the project vicinity in order to reduce potential conflicts between

<sup>11</sup> The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

<sup>12</sup> The  $L_{dn}$  is the  $L_{eq}$ , or Energy Equivalent Level, of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10:00 p.m. to 7:00 a.m. The  $L_{eq}$  is the level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time period of interest.

<sup>13</sup> Charles M. Salter Associates, Inc. 99 Rausch Street Residences Environmental Noise Study CSA Project 14-0147. Acoustical Analysis. March 21, 2014. This report is available for review as part of Case No. 2013.0986E.



existing sensitive receptors and new noise-generating uses. The project does not include noise-generating uses, thus Mitigation Measure M-NO-1c is not applicable to the project.

Mitigation Measures M-NO-2a: General Construction Noise Control Measures and M-NO-2b: Noise Control Measures During Pile Driving require implementation of noise controls during construction in order to reduce construction-related noise impacts. The proposed project would involve demolition of an existing one-story industrial building and construction of a new six-story mixed-use building, and therefore, would contribute to construction-related noise impacts. Since installation of a Mat slab style foundation would not require pile driving and would avoid vibration effects typically generated by pile-driving activities, Mitigation Measure M-NO-2b would not apply to the proposed project. However, the project would be subject to Mitigation Measures M-NO-2a—detailed under Project Mitigation Measure 4—in order to reduce these impacts to a less-than-significant level.

In addition, all construction activities for the proposed project (occurring over the course of approximately 20 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA<sup>14</sup> ( $L_{dn}^{15}$ ) at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 20 months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary (approximately 20 months), intermittent, and restricted in occurrence and level, as the contractor would be subject to and would comply with the Noise Ordinance. Compliance with the Noise Ordinance would reduce any construction-related noise effects on nearby residences to the greatest extent feasible.

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<sup>14</sup> The dBA, or A-weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

<sup>15</sup> The  $L_{dn}$  is the  $L_{eq}$ , or Energy Equivalent Level, of the A-weighted noise level over a 24-hour period with a 10 dB penalty applied to noise levels between 10:00 p.m. to 7:00 a.m. The  $L_{eq}$  is the level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time period of interest.



The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, the Community Plan Exemption Checklist topics 6e and 6f are not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Western SoMa PEIR.

| Topics:                                                                                                                                                                                                                                                                                                | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| <b>6. AIR QUALITY—Would the project:</b>                                                                                                                                                                                                                                                               |                                                        |                                           |                                                       |                                                         |
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                                        | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                                     | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                                 | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                                | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

The Western SoMa PEIR identified significant and unavoidable impacts related to violation of an air quality standard, uses that emit Diesel Particulate Matter (DPM), exposure of sensitive land uses to substantial pollutant concentrations, and construction emissions. The Western SoMa PEIR identified five mitigation measures that would help reduce air quality impacts; however, due to the uncertain nature of future development proposals that would result from adoption of the Western SoMa Community Plan, it could not be determined whether implementation of these mitigation measures would reduce impacts to a less-than-significant level.

### Criteria Air Pollutants

The Bay Area Air Quality Management District (BAAQMD), the regional agency with jurisdiction over the nine-county San Francisco Bay Area Air Basin (SFBAAB) 2011 BAAQMD CEQA Air Quality Guidelines (Air Quality Guidelines)<sup>16</sup> provide screening criteria for determining whether a project's criteria air pollutant emissions may violate an air quality standard, contribute to an existing or projected air quality violation, or result in a cumulatively considerable net increase in criteria air pollutants. If a project meets the screening criteria, then the lead agency or applicant does not need to perform a detailed air quality assessment of the proposed project's air pollutant emissions and construction or operation of the proposed project would result in a less-than-significant air quality impact. The proposed project would

<sup>16</sup> Bay Area Air Quality Management District (BAAQMD), *California Environmental Quality Act Air Quality Guidelines*, updated May 2011.

meet the screening criteria provided in the BAAQMD Air Quality Guidelines for construction and operational criteria air pollutants. Therefore, Mitigation Measure M-AQ-6 does not apply.

Mitigation Measure M-AQ-2: Transportation Demand Management Strategies for Future Development Projects is required for projects generating more than 3,500 vehicle trips resulting in excessive criteria pollutant emissions. The proposed project would generate approximately 395 daily vehicle trips. Therefore, Mitigation Measure M-AQ-2 would not apply to the proposed project. However, this has been identified as Project Improvement Measure 2 to further reduce any criteria air pollutants resulting from project-generated vehicle trips.

To reduce construction dust impacts, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Construction activities from the proposed project would result in dust, primarily from ground-disturbing activities. The proposed project would be subject to and would comply with the Construction Dust Control Ordinance, which would ensure that these impacts would remain less than significant.

### Health Risk

For determining potential health risk impacts, San Francisco has partnered with the Bay Area Air Quality Management District (BAAQMD) to inventory and assess air pollution and exposures from mobile, stationary, and area sources within San Francisco and identify portions of the City in which there are additional health risks for affected populations ("Air Pollutant Exposure Zone"). The Air Pollutant Exposure Zone was identified based on two health based criteria:

- (1) Excess cancer risk from all sources > 100 per one million persons; or
- (2) PM<sub>2.5</sub><sup>17</sup> concentrations from all sources including ambient > 10 µg/m<sup>3</sup>.<sup>18</sup>

Sensitive receptors<sup>19</sup> within the Air Pollutant Exposure Zone are more at risk for adverse health effects from exposure to substantial air pollutant concentrations than sensitive receptors located outside the Air Pollutant Exposure Zone. These locations (i.e., within the Air Pollutant Exposure Zone) require additional consideration when projects or activities have the potential to emit TACs, including DPM emissions from temporary and variable construction activities.

Mitigation Measure M-AQ-3: Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors requires projects siting sensitive receptors in areas of poor air quality to incorporate upgraded ventilation systems with filtration equivalent to MERV-13 in order to minimize exposure of future residents to DPM and other pollutant emissions, as well as odors. The proposed project would include

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<sup>17</sup> PM<sub>2.5</sub> is defined as particulate matter less than 2.5 micrometers in diameter, often called "fine" particles.

<sup>18</sup> A microgram per cubic meter (µg/m<sup>3</sup>) is a derived System International measurement unit of density—measuring volume in cubic meters—used to estimate weight or mass in micrograms.

<sup>19</sup> The BAAQMD considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) Residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. Bay Area Air Quality Management District (BAAQMD), Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

construction of a 112-unit residential building—considered a sensitive land use—in an Air Pollutant Exposure Zone. Therefore, Mitigation Measure M-AQ-3 has been identified as Project Mitigation Measure 5, and is detailed on pages 45-54. Compliance with this mitigation measure would result in less-than-significant air quality impacts on sensitive receptors. The project sponsor has agreed to implement Project Mitigation Measure 5.

M-AQ-7: Construction Emissions Minimization Plan for Health Risks and Hazards requires projects proposing construction in areas of poor air quality to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. Mitigation Measure M-AQ-7 requires, among other things, diesel equipment to meet a minimum performance standard (all engines greater than 25 horsepower must meet Tier 2 emissions standards and be equipped with a Level 3-verified diesel emissions control strategy). The project site is located within an identified Air Pollutant Exposure Zone, and construction activities from the proposed project would result in DPM and other TACs from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. Construction would last approximately 20 months, and diesel-generating equipment would be required for the duration of the project's construction phase. Therefore, the proposed project's temporary and variable construction activities would result in short-term emissions of DPM and other TACs that would add emissions to areas already adversely affected by poor air quality. Thus, Mitigation Measure M-AQ-7 is applicable to the proposed project, and is detailed under Project Mitigation Measure 6 (see pages 45-54). Compliance with this mitigation measure would result in less-than-significant air quality impacts from construction vehicles and equipment. The project sponsor has agreed to implement Project Mitigation Measure 6.

Mitigation Measures M-AQ-4: Siting of Uses that Emit PM<sub>2.5</sub> or DPM and Other TACs requires analysis of operational emissions for new development that would generate substantial levels of toxic air contaminants (TACs) as part of everyday operations, whether from stationary or mobile sources. The proposed project would neither generate substantial levels of TACs, nor would it include installation of equipment that would generate substantial levels of TACs. Therefore, Mitigation Measure M-AQ-4 does not apply.

For the above reasons, the proposed project would not result in significant impacts on air quality that were not identified in the Western SoMa PEIR.

| Topics:                                                                                                                                         | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>7. GREENHOUSE GAS EMISSIONS—Would the project:</b>                                                                                           |                                                                 |                                                 |                                                                |                                                                  |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                     | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

The Western SoMa PEIR assessed the Greenhouse Gas (GHG) emissions that could result from implementation of the Western SoMa Community Plan. The PEIR concluded that the resulting GHG

emissions from plan implementation would be less than significant. No mitigation measures were identified in the PEIR.

Regulations outlined in San Francisco's Strategies to Address Greenhouse Gas Emissions have proven effective as San Francisco's GHG emissions have measurably reduced when compared to 1990 emissions levels, demonstrating that the City has met and exceeded EO S-3-05, AB 32, and the Bay Area 2010 Clean Air Plan GHG reduction goals for the year 2020. The proposed project was determined to be consistent with San Francisco's GHG Reduction Strategy. Other existing regulations, such as those implemented through AB 32, will continue to reduce a proposed project's contribution to climate change. Therefore, the proposed project's GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations, and thus the proposed project's contribution to GHG emissions would not be cumulatively considerable or generate GHG emissions, either directly or indirectly, that would have a significant impact on the environment.

As the proposed project is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on GHG emissions beyond those analyzed in the Western SoMa PEIR.

| Topics:                                                                                                          | Significant Impact<br>Peculiar to Project<br>or Project Site | Significant<br>Impact not<br>Identified in<br>PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>8. WIND AND SHADOW—Would the project:</b>                                                                     |                                                              |                                                    |                                                                |                                                                  |
| a) Alter wind in a manner that substantially affects public areas?                                               | <input type="checkbox"/>                                     | <input type="checkbox"/>                           | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas? | <input type="checkbox"/>                                     | <input type="checkbox"/>                           | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

## Wind

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would have a potentially significant impact related to the alteration of wind in a manner that would substantially affect public areas. However, the PEIR determined that this impact could be reduced to a less-than-significant level with implementation of Mitigation Measure M-WS-1: Screening-Level Wind Analysis and Wind Testing, which would require a wind analysis for any new structures within the Community Plan area that have a proposed height of 80 feet or taller.

Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally the case that projects less than 80 feet in height would not have the potential to generate significant wind impacts. The proposed 65-foot-tall mixed-use residential building would be similar in height to existing buildings in the area. The project would not contribute to the significant wind impact identified in the Western SoMa PEIR because the proposed structure would not exceed 80 feet in height. Therefore, Mitigation Measure M-WS-1 would not apply to the proposed project.

For the above reasons, the proposed project is not anticipated to cause significant impacts that were not identified in the Western SoMa PEIR related to wind.

**Shadow**

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would have a significant and unavoidable impact related to the creation of new shadows in a manner that would substantially affect outdoor recreation facilities or other public areas. No mitigation measures were identified in the PEIR.

The proposed project would demolish an existing 25-foot-tall commercial building and construct a six-story, approximately 65-foot tall mixed-use residential building that would step down to 40 feet along Rausch Street; therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the project would have the potential to cast new shadow on nearby parks<sup>20</sup> which demonstrates shadow effects in the absence of intervening buildings on the block. The shadow fan analysis determined that the project could cast shadows on the Howard & Langton Mini Park Community Garden, a property owned by the San Francisco Recreation & Parks Department. Subsequent to the preliminary analysis, the project sponsor retained a shadow consultant to simulate shadow conditions within the context of intervening buildings. The simulations evaluate the potential for the project to cast shadow on the Howard & Langton Mini Park Community Garden early in the morning at and/or near the winter solstice (i.e. when shadows reach their greatest extent towards the park).<sup>21</sup> The simulations demonstrate that the project's shadow—within the context of intervening buildings—would conclusively not reach Howard & Langton Mini Park at any time of the day over any time of the year.

The proposed project would also shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

In light of the above, the project would not contribute to the significant shadow impact identified in the Western SoMa PEIR.

| Topics:                                                                                                                                                                                        | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>9. RECREATION—Would the project:</b>                                                                                                                                                        |                                                                 |                                                 |                                                                |                                                                  |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

<sup>20</sup> San Francisco Planning Department, *Preliminary Shadow Fan Analysis: 1140 Folsom Street (3730/075-080)*, June 19, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0986E.

<sup>21</sup> Bennett, Charles. *Technical Memorandum: Potential Proposition K Shadow, 1140 Folsom Street/99 Rausch Street Project San Francisco, California ESA 140551*. August 9, 2014. This memorandum is available for review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0986E.

| <i>Topics:</i>                                                                                                                                                        | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|
| b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| c) Physically degrade existing recreational resources?                                                                                                                | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |

The Western SoMa PEIR determined that implementation of the Western SoMa Community Plan would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures were identified in the PEIR.

As the proposed project does not degrade recreational facilities and is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on recreation beyond those analyzed in the Western SoMa PEIR.

| <i>Topics:</i>                                                                                                                                                                                                             | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>10. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>                                                                                                                                                                |                                                                           |                                                          |                                                                          |                                                                            |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                        | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                     | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                              | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?                                                | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                     | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                  | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |



The Western SoMa PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on utilities and service systems beyond those analyzed in the Western SoMa PEIR.

| <i>Topics:</i> | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
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**11. PUBLIC SERVICES—Would the project:**

- a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?

☐☐☐☒

The Western SoMa PEIR determined that the anticipated increase in population would not result in a significant impact to public services, including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on public services beyond those analyzed in the Western SoMa PEIR.

| <i>Topics:</i> | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
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**12. BIOLOGICAL RESOURCES—Would the project:**

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

☐☐☐☒☐☐☐☒

| Topics:                                                                                                                                                                                                                                                              | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                   | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                  | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                 | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

As discussed in the Western SoMa PEIR, the Western SoMa Community Plan Area is almost fully developed with buildings and other improvements such as streets and parking lots. Most of the project area consists of structures that have been in industrial use for many years. As a result, landscaping and other vegetation is sparse, except for a few parks. Because future development projects in the Western SoMa Community Plan would largely consist of new construction of mixed-uses in these heavily built-out former industrial neighborhoods, vegetation loss or disturbance of wildlife other than common urban species would be minimal. Therefore, the Western SoMa PEIR concluded that implementation of the Plan would not result in any significant effects related to riparian habitat, wetlands, movement of migratory species, local policies or ordinances protecting biological resources, or habitat conservation plans.

The Western SoMa PEIR determined that the Western SoMa Community Plan would result in significant but mitigable impacts on special-status birds and bats that may be nesting in trees or roosting in buildings that are proposed for removal/demolition as part of an individual project. As identified in the PEIR, Mitigation Measures M-BI-1a: Pre-Construction Special-Status Bird Surveys and M-BI-1b: Pre-Construction Special-Status Bat Surveys would reduce these impacts to a less-than-significant level. Mitigation Measure M-BI-1a requires that conditions of approval for building permits issued for construction of projects within the Western SoMa Community Plan area include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. Mitigation Measure M-BI-1b requires pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. The proposed project would involve demolition of an existing 25-foot-tall commercial building, and therefore would contribute to this significant impact. However, the project would be subject to Mitigation Measures M-BI-1a and M-BI-1b requiring pre-construction special-status bird and bat surveys to be conducted prior to demolition in order to reduce these impacts to a less-than-significant level. Mitigation Measures M-BI-1a and M-BI-1b are detailed on pages 45-54 as Project Mitigation Measures 7 and 8 respectively.

As the proposed project includes the above mitigation measures and is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on biological resources beyond those analyzed in the Western SoMa PEIR.

| Topics:                                                                                                                                                                                                                                                                                  | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>13. GEOLOGY AND SOILS—Would the project:</b>                                                                                                                                                                                                                                          |                                                                 |                                                 |                                                                |                                                                  |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:                                                                                                                                                         | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.) | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                       | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                             | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| iv) Landslides?                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                            | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?                                                        | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?                                                                                                                                                | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?                                                                                                       | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |
| f) Change substantially the topography or any unique geologic or physical features of the site?                                                                                                                                                                                          | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

The Western SoMa PEIR concluded that the project would indirectly increase the population that would be subject to an earthquake, including seismically induced groundshaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risk, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Therefore, the PEIR concluded that the project would not result in significant impacts related to geological hazards. No mitigation measures were identified in the PEIR.

The proposed project would involve excavation to a depth of approximately 12 feet in an area of liquefaction potential—designated as a Seismic Hazards Study Zone (SHSZ) by the California Division of

Mines and Geology. For any development proposal in an area of liquefaction potential, the Department of Building Inspection (DBI) will, in its review of the building permit application, require the project sponsor to prepare a geotechnical report. As such, a geotechnical report was prepared for the project.<sup>22</sup> The project sponsor would be required to adhere to the recommendations contained in the report.

The project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Therefore, potential damage to structures from geologic hazards such as landslide hazards and seismic stability of the project site would be addressed through the DBI requirement for a geotechnical or other subsurface report and review of the building permit application pursuant to its implementation of the Building Code.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards. Therefore, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Western SoMa PEIR, and no mitigation measures are necessary.

| Topics:                                                                                                                                                                                                                                                                                                                                                                                       | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| <b>14. HYDROLOGY AND WATER QUALITY—Would the project:</b>                                                                                                                                                                                                                                                                                                                                     |                                                        |                                           |                                                       |                                                         |
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?                                                                                                                                                             | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?                                                                                                                      | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                                                                                                         | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

<sup>22</sup> H. Allen Gruen, Geotechnical Engineer. *Report Geotechnical Investigation: Planned Development at 1140 Folsom Street San Francisco, California*. Geotechnical Report. December 8, 2013. This report is available for review as part of Case No. 2013.0986E.

| Topics:                                                                                                                                                                            | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?                                                                                 | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                 | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?                                                 | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

The Western SoMa PEIR determined that the anticipated increase in population would not result in a significant impact to hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The existing lot is entirely covered by impervious surfaces and the proposed buildings and patio areas would fully occupy the project site. As a result, the proposed project would not result in an increase in the amount of impervious surface area on the site, which in turn would increase the amount of runoff and drainage. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would comply with the Stormwater Design Guidelines, incorporating Low Impact Design (LID) approaches and stormwater management systems into the project. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Western SoMa PEIR.

| Topics:                                                                                                                                                                                         | Significant Impact Peculiar to Project or Project Site | Significant Impact not Identified in PEIR | Significant Impact due to Substantial New Information | No Significant Impact not Previously Identified in PEIR |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------------------|---------------------------------------------------------|
| <b>15. HAZARDS AND HAZARDOUS MATERIALS—</b><br><b>Would the project:</b>                                                                                                                        |                                                        |                                           |                                                       |                                                         |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                         | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                 | <input type="checkbox"/>                               | <input type="checkbox"/>                  | <input type="checkbox"/>                              | <input checked="" type="checkbox"/>                     |

| <i>Topics:</i>                                                                                                                                                                                                                                                   | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                      | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                        | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |

The Western SoMa PEIR identified less-than-significant impacts related to the routine transport, use, or disposal of hazardous materials, the potential for the Plan or subsequent development projects within the Plan area to interfere with an adopted emergency response plan, and the potential for subsequent projects to expose people or structures to a significant risk with respect to fires.

### **Hazardous Building Materials**

The proposed project would involve demolition of the existing 25-foot-tall commercial building on the project site, which was built circa 1946. Because this structure was built before the 1970s, hazardous building materials such as polychlorinated biphenyls (PCBs), mercury, asbestos and lead-based paint are likely to be present in this structure. Demolishing the existing structure could expose workers or the community to hazardous building materials. In compliance with the Western SoMa PEIR, the project would be required to implement Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement, identified as Project Mitigation Measure 9 (detailed on pages 45-54) before demolition of the existing structure, which would reduce potential impacts related to hazardous building materials to a less-than-significant level.

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to hazardous building materials.

### **Handling of Potentially Contaminated Soils**

The Western SoMa PEIR identified potentially significant impacts related to exposing the public or the environment to unacceptable levels of hazardous materials as a result of subsequent projects within the Plan Area. The PEIR determined that Mitigation Measure M-HZ-3: Site Assessment and Corrective Action would reduce these impacts to a less-than-significant level.

Subsequently, the San Francisco Board of Supervisors amended Health Code Article 22A, which is administered and overseen by the Department of Public Health (DPH) and is also known as the Maher Ordinance. Amendments to the Maher Ordinance became effective August 24, 2013, and require that



sponsors for projects that disturb more than 50 cubic yards of soil to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. Mitigation Measure M-HZ-3 of the Western SoMa PEIR related to contaminated soil and groundwater is therefore superseded by the Maher Ordinance.

The proposed project is located on the Maher Map<sup>23</sup> and would excavate up to 12 feet below grade and disturb over 50 cubic yards of soil. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I ESA has been prepared to assess the potential for site contamination.<sup>24</sup> The Phase I found no evidence of the presence or likely presence of any hazardous substances or petroleum products that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, ground water, or surface water. The Phase I did not find any physical or documentary evidence of any use, storage or disposal of any chemicals, hazardous materials, reportable substances or hazardous waste at the site. No Recognized Environmental Concerns are associated with the property and none were identified in the nearby areas.

Pursuant to compliance with Article 22A of the Health Code, the proposed project would not result in significant impacts that were not identified in the Western SoMa PEIR related to hazardous soil and/or groundwater.

Therefore, the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Western SoMa PEIR.

| Topics:                                                                                                                                | Significant<br>Impact Peculiar<br>to Project or<br>Project Site | Significant<br>Impact not<br>Identified in PEIR | Significant<br>Impact due to<br>Substantial New<br>Information | No Significant<br>Impact not<br>Previously<br>Identified in PEIR |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| <b>16. MINERAL AND ENERGY RESOURCES—<br/>Would the project:</b>                                                                        |                                                                 |                                                 |                                                                |                                                                  |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/>                                        | <input type="checkbox"/>                        | <input type="checkbox"/>                                       | <input checked="" type="checkbox"/>                              |

<sup>23</sup> The Maher Map identifies sites that are known or suspected to contain contaminated soil and/or groundwater.

<sup>24</sup> Harris & Lee Environmental Sciences, LLC. *All Appropriate Inquiry-Phase I Environmental Site Assessment: 1140 Folsom Street and 69-71 Summer Street, San Francisco, CA 94103*. Phase I Environmental Site Assessment. March 30, 2013. This report is available for review as part of Case No. 2013.0986E.

| <i>Topics:</i>                                                                                                                                                        | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?                                        | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |

The Western SoMa PEIR determined that the Community Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Western SoMa PEIR concluded that implementation of the Community Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Western SoMa PEIR.

| <i>Topics:</i>                                                                                                                                                                                                                      | <i>Significant<br/>Impact Peculiar<br/>to Project or<br/>Project Site</i> | <i>Significant<br/>Impact not<br/>Identified in PEIR</i> | <i>Significant<br/>Impact due to<br/>Substantial New<br/>Information</i> | <i>No Significant<br/>Impact not<br/>Previously<br/>Identified in PEIR</i> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>17. AGRICULTURE AND FOREST RESOURCES:—Would the project:</b>                                                                                                                                                                     |                                                                           |                                                          |                                                                          |                                                                            |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?                                    | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?                                       | <input type="checkbox"/>                                                  | <input type="checkbox"/>                                 | <input type="checkbox"/>                                                 | <input checked="" type="checkbox"/>                                        |

The Western SoMa PEIR determined that no agricultural or forest resources exist in the Plan Area; therefore the Western SoMa Community Plan would have no effect on agricultural and forest resources. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Western SoMa Community Plan, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Western SoMa PEIR.

## MITIGATION MEASURES

### Project Mitigation Measure 1 – Archeological Testing Program

Project sponsors wishing to obtain building permits from the City are required to undergo environmental review pursuant to CEQA. The San Francisco Planning Department, as the Lead Agency, requires an evaluation of the potential archeological effects of a proposed individual project. Pursuant to this evaluation, the San Francisco Planning Department has established a review procedure that may include the following actions, carried out by the Department archeologist or by a qualified archeological consultant, as retained by the project sponsor.

This archeological mitigation measure shall apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface and located within properties within the Draft Plan Area or on the Adjacent Parcels for which no archeological assessment report has been prepared.

Projects to which this mitigation measure applies shall be subject to Preliminary Archeology Review (PAR) by the San Francisco Planning Department archeologist. As the PAR determined that the project has the potential to adversely affect archeological resources, an Archeological Testing Program is required. The Program would more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. The Archeological Testing Program is detailed below.

- A. *Consultation with Descendant Communities.* On discovery of an archeological site<sup>25</sup> associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative<sup>26</sup> of the descendant group and the Environmental Review Officer (ERO) shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate

<sup>25</sup> The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

<sup>26</sup> An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archaeological Resources Report shall be provided to the representative of the descendant group.

- B. *Archeological Testing Program.* The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- a) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
  - b) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.
- C. *Archeological Monitoring Program.* If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program (AMP) shall minimally include the following provisions:
- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
  - The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;

- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile-driving activity may affect an archeological resource, the pile-driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

- D. *Archeological Data Recovery Program.* The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.

- *Final Report.* Description of proposed report format and distribution of results.
  - *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.
- E. *Human Remains and Associated or Unassociated Funerary Objects.* The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.
- F. *Final Archeological Resources Report.* The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

#### **Project Mitigation Measure 2 – Procedures for Accidental Discovery of Archeological Resources**

This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a)(c).

The project sponsor shall distribute the San Francisco Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the ERO



with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the "ALERT" sheet.

Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the San Francisco Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the San Francisco Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.

**Project Mitigation Measure 3 – Open Space in Noisy Environments.** To minimize effects on development in noisy areas, for new development including noise-sensitive uses (primarily residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure M-NO-1c, require that open space required

under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings. Implementation of this measure shall be undertaken consistent with other principles of urban design.

**Project Mitigation Measure 4 - General Construction Noise Control Measures.** To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:

- The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).
- The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.
- The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.
- The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.
- Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and

enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.

**Project Mitigation Measure 5 – Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors.** Prior to receipt of any building permit, the project sponsor shall submit an enhanced ventilation plan for the proposed building(s). The enhanced ventilation plan shall be prepared and signed by, or under the supervision of, a licensed mechanical engineer or other individual authorized by the California Business And Professions Code Sections 6700-6799. The enhanced ventilation plan shall show that the building ventilation system will be capable of achieving protection from particulate matter (PM<sub>2.5</sub>) equivalent to that associated with a Minimum Efficiency Reporting Value (MERV) 13 filtration, as defined by American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standard 52.2. The enhanced ventilation plan shall explain in detail how the project will meet the MERV-13 performance standard identified in this measure.

*Maintenance Plan.* Prior to receipt of any building permit, the project sponsor shall present a plan that ensures ongoing maintenance for the ventilation and filtration systems.

*Disclosure to Buyers and Renters.* The project sponsor shall also ensure the disclosure to buyers (and renters) that the building is located in an area with existing sources of air pollution and as such, the building includes an air filtration and ventilation system designed to remove 80 percent of outdoor particulate matter and shall inform occupants of the proper use of the installed air filtration system.

**Project Mitigation Measure 6 – Construction Emissions Minimization Plan for Health Risks and Hazards.**

*Construction Emissions Minimization Plan.* Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
  - a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;
  - b) All off-road equipment shall have:
    - i. Engines that meet or exceed either United States Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, *and*
    - ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).<sup>27</sup>
  - c) Exceptions:
    - i. Exceptions to A(1)(a) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that an alternative source of power is

<sup>27</sup> Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

- limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.
- ii. Exceptions to A(1)(b)(ii) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).
  - iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1 below.

**TABLE A1**  
**OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN SCHEDULE\***

| Compliance Alternative | Engine Emission Standard | Emissions Control |
|------------------------|--------------------------|-------------------|
| 1                      | Tier 2                   | ARB Level 2 VDECS |
| 2                      | Tier 2                   | ARB Level 1 VDECS |
| 3                      | Tier 2                   | Alternative Fuel* |

\*How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

\*\*Alternative fuels are not a VDECS

2. The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than *two* minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs

shall be posted in multiple languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.

3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.
4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.

The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to members of the public as requested.

**Project Mitigation Measure 7 – Pre-Construction Special-Status Bird Surveys.** Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.

**Project Mitigation Measure 8 – Pre-Construction Special-Status Bat Surveys.** Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.

**Project Mitigation Measure 9 – Hazardous Building Materials Abatement.** The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

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## IMPROVEMENT MEASURES

**Project Improvement Measure 1: Monitoring and Abatement of Queues.** As an improvement measure to reduce the potential for queuing of vehicles accessing the project site, it shall be the responsibility of the project sponsor/property owner to ensure that recurring vehicle queues do not occur on Rausch or Folsom Streets adjacent to the site. A vehicle queue is defined as one or more vehicles (destined to the underground parking garage) blocking any portion of the Rausch Street sidewalk or travel lane on Rausch Street, or along Folsom Street for a consecutive period of three minutes or longer on a daily and/or weekly basis.

Because the proposed project would include a new off-street parking facility with more than 20 parking spaces (excluding loading and car-share spaces), the project is subject to conditions of approval set forth by the San Francisco Planning Department to address the monitoring and abatement of queues.

It shall be the responsibility of the owner/operator of any off-street parking facility with more than 20 parking spaces (excluding loading and car-share spaces) to ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.

If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Appropriate abatement methods will vary depending on the characteristics and causes of the recurring queue, as well as the characteristics of the parking facility, the street(s) to which the facility connects, and the associated land uses (if applicable).

Suggested abatement methods include but are not limited to the following: redesign of facility to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; travel demand management strategies such as additional bicycle parking, customer shuttles, delivery services; and/or parking demand management strategies such as parking time limits, paid parking, time-of-day parking surcharge, or validated parking.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days.



The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.

**Project Improvement Measure 2: Implement Transportation Demand Management Strategies to Reduce Single Occupancy Vehicle Trips.** The Project Sponsor and subsequent property owner should implement a Transportation Demand Management (TDM) Program that seeks to minimize the number of single occupancy vehicle trips (SOV) generated by the proposed project for the lifetime of the project. The TDM Program targets a reduction in SOV trips by encouraging persons to select other modes of transportation, including: walking, bicycling, transit, car-share, carpooling and/or other modes. The Project Sponsor has agreed to implement the following TDM measures:

**Identify TDM Coordinator:** The project sponsor should identify a TDM coordinator for the project site. The TDM Coordinator is responsible for the implementation and ongoing operation of all other TDM measures described below. The TDM Coordinator could be a brokered service through an existing transportation management association (e.g. the Transportation Management Association of San Francisco, TMASF), or the TDM Coordinator could be an existing staff member (e.g., property manager); the TDM Coordinator does not have to work full-time at the project site. However, the TDM Coordinator should be the single point of contact for all transportation-related questions from building occupants and City staff. The TDM Coordinator should provide TDM training to other building staff about the transportation amenities and options available at the project site and nearby.

**Provide Transportation and Trip Planning Information to Building Occupants:**

- o *Move-in packet:* Provide a transportation insert for the move-in packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This move-in packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.
- o *New-hire packet:* Provide a transportation insert in the new-hire packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This new-hire packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.
- o *Current transportation resources:* Maintain an available supply of Muni maps, San Francisco Bicycle and Pedestrian maps, schedules, information and updates.
- o *Posted and real-time information:* A local map and real-time transit information could be installed on-site in a prominent and visible location, such as within a building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen.

**Bicycles**

- *Fleet*: Provide and maintain a fleet of bicycles (and related amenities such as locks, baskets, lights, etc.) for use by the building occupants.
- *Bay Area Bike Share*: Project Sponsor shall cooperate with the San Francisco Municipal Transportation Agency, San Francisco Department of Public Works, and/or Bay Area Bike Share (agencies) and support installation of a bike share station in the public right-of-way along the project's frontage.

### **Car-Share**

Increase the number of on-site car-share parking spaces to full optional requirements as described in Planning Code Section 166(g).

### **City Access for Data Collection:**

As part of an ongoing effort to quantify the efficacy of TDM measures, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. All on-site activities shall be coordinated through the TDM Coordinator. Project sponsor assures future access to the site by City Staff.

**Project Improvement Measure 3: Installation of Visual/Audible Devices at Underground Garage Driveway.** As an improvement measure to reduce potential conflicts between vehicles entering and exiting the underground garage and pedestrians traveling along the east side sidewalk of Rausch Street, the project sponsor shall install visual and/or audible notifications (alarms) to alert pedestrians of vehicles traveling in and out of the underground parking garage.

**Project Improvement Measure 4: Coordination of Move-in/Move-Out Operations and Large Deliveries.** To reduce the potential for parking of delivery vehicles within the travel lane adjacent to the curb lane on Rausch Street (in the event that the on-street loading is occupied), residential move-in and move-out activities and larger deliveries shall be scheduled and coordinated through building management. Appropriate move-in/move-out procedures shall be enforced to avoid any blockages of Rausch Street over an extended period of time and reduce any potential conflicts between movers and pedestrians walking along Rausch Street. Curb parking on Rausch Street shall be reserved through SFMTA or by directly contacting the local 311 service.

**Project Improvement Measure 5: Limiting the Hours of Construction-Related Truck Traffic and Deliveries.** Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. Limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by SFMTA) would further minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods.

As required, the project sponsor and construction contractor(s) shall meet with the Sustainable Streets Division of the SFMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project. To minimize cumulative traffic impacts due to project construction, the project sponsor would be required to coordinate with construction contractors for any concurrent nearby projects that are planned for construction or which later become known.

**Project Improvement Measure 6: Construction Management Plan Additional Measures.** In addition to items required in the Construction Management Plan, the project sponsor shall include the following:

- ***Carpool and Transit Access for Construction Workers*** – As an improvement measure to minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include methods to encourage carpooling and transit use to the project site by construction workers in the Construction Management Plan contracts.
- ***Project Construction Updates*** – As an improvement measure to minimize construction impacts on nearby businesses, the project sponsor shall provide regularly-updated information (typically in the form of website, news articles, on-site posting, etc.) regarding project construction and schedule, as well as contact information for specific construction inquiries or concerns.



# EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MONITORING AND REPORTING PROGRAM  |                                         |                                                                          |                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Responsibility for Implementation | Mitigation / Improvement Schedule       | Monitoring/ Reporting Responsibility                                     | Monitoring Schedule                                                                              |
| <b>MITIGATION MEASURES</b><br><br><b>Project Mitigation Measure 1 – Archeological Testing Program.</b><br>Project sponsors wishing to obtain building permits from the City are required to undergo environmental review pursuant to CEQA. The San Francisco Planning Department, as the Lead Agency, requires an evaluation of the potential archeological effects of a proposed individual project. Pursuant to this evaluation, the San Francisco Planning Department has established a review procedure that may include the following actions, carried out by the Department archeologist or by a qualified archeological consultant, as retained by the project sponsor. | Project Sponsor                   | Prior to issuance of a building permit. | Planning Department's archeologist or qualified archeological consultant | Considered complete upon submittal of PAR or PASS to ERO or designated Planning Department Staff |

This archeological mitigation measure shall apply to any project involving any soils-disturbing or soils-improving activities including excavation, utilities installation, grading, soils remediation, compaction/chemical grouting to a depth of five (5) feet or greater below ground surface and located within properties within the Draft Plan Area or on the Adjacent Parcels for which no archeological assessment report has been prepared.

Projects to which this mitigation measure applies shall be subject to Preliminary Archeology Review (PAR) by the San

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

Francisco Planning Department archeologist. As the PAR determined that the project has the potential to adversely affect archeological resources, an Archeological Testing Program is required. The Program would more definitively identify the potential for California Register-eligible archeological resources to be present within the project site and determine the appropriate action necessary to reduce the potential effect of the project on archeological resources to a less-than-significant level. The Archeological Testing Program is detailed below.

- A. *Consultation with Descendant Communities.* On discovery of an archeological site<sup>1</sup> associated with descendant Native Americans, the Overseas Chinese, or other descendant group an appropriate representative<sup>2</sup> of the descendant group and the Environmental Review Officer (ERO) shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final

<sup>1</sup> The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

<sup>2</sup> An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.



# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/Reporting<br>Responsibility | Monitoring<br>Schedule |
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Archaeological Resources Report shall be provided to the representative of the descendant group.

- B. *Archeological Testing Program.* The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

C. *Archeological Monitoring Program.* If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program (AMP) shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;

- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;

- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

on significant archeological deposits;

- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If, in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile-driving activity may affect an archeological resource, the pile-driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the

# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/ Reporting Responsibility | Monitoring Schedule |
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findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

D. *Archeological Data Recovery Program.* The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the



# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/ Reporting Responsibility | Monitoring Schedule |
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curation facilities.

E. *Human Remains and Associated or Unassociated Funerary Objects.* The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

F. *Final Archeological Resources Report.* The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

## Project Mitigation Measure 2 – Procedures for Accidental Discovery of Archeological Resources

This mitigation measure is required to avoid any potential adverse effect on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c).

Project sponsor:

Prior to issuance of any permit for soil-disturbing activities and during

Project Sponsor: ERO; archeologist.

Considered complete upon ERO's approval of FARR.

# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility<br>for | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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|                                         | Implementation        |                                         |                                         |                        |

construction.

The project sponsor shall distribute the San Francisco Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); and to utilities firms involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The project sponsor shall provide the ERO with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firms) to the ERO confirming that all field personnel have received copies of the "ALERT" sheet.

Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project head foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archeological consultant from the pool of qualified archeological consultants maintained by the San Francisco Planning Department archeologist. The

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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## Adopted Mitigation/Improvement Measures

archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include preservation in situ of the archeological resource, an archeological monitoring program, or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the

# MONITORING AND REPORTING PROGRAM

| Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/ Reporting Responsibility | Monitoring Schedule |
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## Adopted Mitigation/Improvement Measures

final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning Division of the San Francisco Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on a CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution from that presented above.

**Project Mitigation Measure 3 – Open Space in Noisy Environments.** To minimize effects on development in noisy areas, for new development including noise-sensitive uses (primarily residences, and also including schools and child care, religious, and convalescent facilities and the like), the San Francisco Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure M-NO-1c, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove

Project sponsor, contractor(s).  
Prior to entitlement/building permit approval.  
Planning Department.  
Considered completed upon approval of project plans by the Planning Department.

## MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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### Adopted Mitigation/Improvement Measures

annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings. Implementation of this measure shall be undertaken consistent with other principles of urban design.

### Project Mitigation Measure 4 - General Construction Noise Control Measures.

To ensure that project noise from construction activities is minimized to the maximum extent feasible, the sponsor of a subsequent development project shall undertake the following:

- The sponsor of a subsequent development project shall require the general contractor to ensure that equipment and trucks used for project construction use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).
- The sponsor of a subsequent development project shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as

|                                    |                                   |                                                                             |                                                         |
|------------------------------------|-----------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------|
| Project sponsor,<br>contractor(s). | During<br>construction<br>period. | Project sponsor to provide<br>monthly noise reports during<br>construction. | Considered<br>complete upon<br>final monthly<br>report. |
|------------------------------------|-----------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------|

# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/ Reporting Responsibility | Monitoring Schedule |
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|                                         |                                   |                                   |                                      |                     |

possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as 5 dBA. To further reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.

- The sponsor of a subsequent development project shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.

- The sponsor of a subsequent development project shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to: performing all work in a manner that minimizes noise to the extent feasible; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise



# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/Reporting Responsibility | Monitoring Schedule |
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|                                         |                                   |                                   |                                     |                     |

feasible.

- Prior to the issuance of each building permit, along with the submission of construction documents, the sponsor of a subsequent development project shall submit to the San Francisco Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include: (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) a sign posted on-site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise-generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.

## Project Mitigation Measure 5 – Reduction in Exposure to Toxic Air Contaminants for New Sensitive Receptors.

Prior to receipt of any building permit, the project sponsor,

Project sponsor, contractor(s).

Prior to the start of heavy diesel equipment use on site. ERO to review and approve health risk assessment, or other appropriate analysis.

Considered complete upon Environmental Planning Air

# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Responsibility for Implementation     | Mitigation / Improvement Schedule                 | Monitoring/ Reporting Responsibility | Monitoring Schedule                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------|--------------------------------------|---------------------------------------------------|
| <p>shall submit an enhanced ventilation plan for the proposed building(s). The enhanced ventilation plan shall be prepared and signed by, or under the supervision of, a licensed mechanical engineer or other individual authorized by the California Business And Professions Code Sections 6700-6799. The enhanced ventilation plan shall show that the building ventilation system will be capable of achieving protection from particulate matter (PM<sub>2.5</sub>) equivalent to that associated with a Minimum Efficiency Reporting Value (MERV) 13 filtration, as defined by American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standard 52.2. The enhanced ventilation plan shall explain in detail how the project will meet the MERV-13 performance standard identified in this measure.</p> <p><i>Maintenance Plan.</i> Prior to receipt of any building permit, the project sponsor shall present a plan that ensures ongoing maintenance for the ventilation and filtration systems.</p> <p><i>Disclosure to Buyers and Renters.</i> The project sponsor shall also ensure the disclosure to buyers (and renters) that the building is located in an area with existing sources of air pollution and as such, the building includes an air filtration and ventilation system designed to remove 80 percent of outdoor particulate matter and shall inform occupants of the proper use of the installed air filtration system.</p> | <p>Project sponsor, contractor(s)</p> | <p>Prior to issuance of a permit specified in</p> | <p>Prepare and submit a Plan</p>     | <p>Project sponsor, contractor(s) and the ERO</p> |
| <p><u>Project Mitigation Measure 6 – Construction Emissions Minimization Plan for Health Risks and Hazards.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |                                                   |                                      |                                                   |

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

A. *Construction Emissions Minimization Plan.* Prior to issuance of a construction permit, the project sponsor shall submit a Construction Emissions Minimization Plan (Plan) to the Environmental Review Officer (ERO) for review and approval by an Environmental Planning Air Quality Specialist. The Plan shall detail project compliance with the following requirements:

1. All off-road equipment greater than 25 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:

a) Where access to alternative sources of power are available, portable diesel engines shall be prohibited;

b) All off-road equipment shall have:

i. Engines that meet or exceed either United States Environmental Protection Agency or California Air Resources Board (ARB) Tier 2 off-road emission standards, *and*

ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS).<sup>3</sup>

c) Exceptions:

i. Exceptions to A(1)(a) *may* be granted if the project sponsor has submitted information

3

Equipment with engines meeting Tier 4 Interim or Tier 4 Final emission standards automatically meet this requirement, therefore a VDECS would not be required.

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation/<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
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|-----------------------------------------|----------------------------------------|-----------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

providing evidence to the satisfaction of the ERO that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. Under this circumstance, the sponsor shall submit documentation of compliance with A(1)(b) for onsite power generation.

- ii. Exceptions to A(1)(b)(ii) *may* be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that a particular piece of off-road equipment with an ARB Level 3 VDECS is: (1) technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the ERO that the requirements of this exception provision apply. If granted an exception to A(1)(b)(ii), the project sponsor must comply with the requirements of A(1)(c)(iii).

- iii. If an exception is granted pursuant to A(1)(c)(ii), the project sponsor shall provide

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

the next cleanest piece of off-road equipment as provided by the step down schedules in Table A1 below.

TABLE A1  
OFF-ROAD EQUIPMENT COMPLIANCE STEP DOWN  
SCHEDULE\*

| Compliance<br>Alternative | Engine Emission<br>Standard | Emissions<br>Control |
|---------------------------|-----------------------------|----------------------|
| 1                         | Tier 2                      | ARB Level 2<br>VDECS |
| 2                         | Tier 2                      | ARB Level 1<br>VDECS |
| 3                         | Tier 2                      | Alternative Fuel**   |

\*How to use the table. If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met.

\*\*Alternative fuels are not a VDECS

- The project sponsor shall require the idling time for off-road and on-road equipment be limited to no more than *two* minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple

## MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|

### Adopted Mitigation/Improvement Measures

languages (English, Spanish, Chinese) in designated queuing areas and at the construction site to remind operators of the two minute idling limit.

3. The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.
4. The Plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include, but is not limited to: equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.
5. The Plan shall be kept on-site and available for review by any persons requesting it and a legible sign shall be posted at the perimeter of the construction site indicating to the public the basic requirements of the Plan and a way to request a copy of the Plan. The project sponsor shall provide copies of Plan to

## Adopted Mitigation/Improvement Measures

members of the public as requested.

**Project Mitigation Measure 7 – Pre-Construction Special-Status Bird Surveys.** Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bird surveys when trees would be removed or buildings demolished as part of an individual project. Pre-construction special-status bird surveys shall be conducted by a qualified biologist between February 1 and August 15 if tree removal or building demolition is scheduled to take place during that period. If bird species protected under the Migratory Bird Treaty Act or the California Fish and Game Code are found to be nesting in or near any work area, an appropriate no-work buffer zone (e.g., 100 feet for songbirds) shall be designated by the biologist. Depending on the species involved, input from the California Department of Fish and Game (CDFG) and/or United States Fish and Wildlife Service (USFWS) may be warranted. As recommended by the biologist, no activities shall be conducted within the no-work buffer zone that could disrupt bird breeding. Outside of the breeding season (August 16 – January 31), or after young birds have fledged, as determined by the biologist, work activities may proceed. Special-status birds that establish nests during the construction period are considered habituated to such activity and no buffer shall be required, except as needed to avoid direct destruction of the nest, which would still be prohibited.

## MONITORING AND REPORTING PROGRAM

| Responsibility for Implementation                  | Mitigation / Improvement Schedule                                                                                                     | Monitoring/ Reporting Responsibility              | Monitoring Schedule                                 |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------------------|
| Project sponsor; qualified biologist; CDFG; USFWS. | Prior to issuance of demolition or building permits when trees or shrubs would be removed or buildings demolished as part of project. | Project sponsor; qualified biologist; CDFG; USFWS | Prior to issuance of demolition or building permits |



# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Responsibility for Implementation                         | Mitigation / Improvement Schedule                                                                                                            | Monitoring/ Reporting Responsibility                     | Monitoring Schedule                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------------------|
| <p><b><u>Project Mitigation Measure 8 – Pre-Construction Special-Status Bat Surveys.</u></b> Conditions of approval for building permits issued for construction within the Draft Plan Area or on the Adjacent Parcels shall include a requirement for pre-construction special-status bat surveys by a qualified bat biologist when large trees (those with trunks over 12 inches in diameter) are to be removed, or vacant buildings or buildings used seasonally or not occupied, especially in the upper stories, are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no disturbance buffer shall be created around active bat roosts being used for maternity or hibernation purposes at a distance to be determined in consultation with the CDFG. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would be necessary.</p> | <p>Project sponsor; qualified biologist; CDFG; USFWS.</p> | <p>Prior to issuance of demolition or building permits when trees or shrubs would be removed or buildings demolished as part of project.</p> | <p>Project sponsor; qualified biologist; CDFG; USFWS</p> | <p>Prior to issuance of demolition or building permits</p> |
| <p><b><u>Project Mitigation Measure 9 – Hazardous Building Materials Abatement.</u></b> The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing polychlorinated biphenyls (PCBs) or mercury, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tube fixtures, which could contain mercury, are similarly removed intact and properly disposed of. Any other hazardous materials identified,</p>                                                                                                                                                                                                                                                                                                                                                                             | <p>Project sponsor</p>                                    | <p>Prior to any demolition or construction activities.</p>                                                                                   | <p>Project sponsor; Planning Department.</p>             | <p>Prior to any demolition or construction activities.</p> |

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|----------------------------------------|------------------------|
|-----------------------------------------|-----------------------------------------|----------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

either before or during work, shall be abated according to applicable federal, state, and local laws.

# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/ Reporting Responsibility | Monitoring Schedule |
|-----------------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|---------------------|
|-----------------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|---------------------|

## IMPROVEMENT MEASURES

**Project Improvement Measure 1: Monitoring and Abatement of Queues.** As an improvement measure to reduce the potential for queuing of vehicles accessing the project site, it shall be the responsibility of the project sponsor/property owner to ensure that recurring vehicle queues do not occur on Rausch or Folsom Streets adjacent to the site. A vehicle queue is defined as one or more vehicles (destined to the underground parking garage) blocking any portion of the Rausch Street sidewalk or travel lane on Rausch Street, or along Folsom Street for a consecutive period of three minutes or longer on a daily and/or weekly basis.

Because the proposed project would include a new off-street parking facility with more than 20 parking spaces (excluding loading and car-share spaces), the project is subject to conditions of approval set forth by the San Francisco Planning Department to address the monitoring and abatement of queues.

It shall be the responsibility of the owner/operator of any off-street parking facility with more than 20 parking spaces (excluding loading and car-share spaces) to ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles (destined to the parking facility) blocking any portion of any public street, alley or sidewalk for a

Ongoing.  
Property owner;  
owner/operator of off-street parking facility.

Ongoing.

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

consecutive period of three minutes or longer on a daily or weekly basis.

If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Appropriate abatement methods will vary depending on the characteristics and causes of the recurring queue, as well as the characteristics of the parking facility, the street(s) to which the facility connects, and the associated land uses (if applicable).

Suggested abatement methods include but are not limited to the following: redesign of facility to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; installation of LOT FULL signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; travel demand management strategies such as additional bicycle parking, customer shuttles, delivery services; and/or parking demand management strategies such as parking time limits, paid parking, time-of-day parking surcharge, or validated parking.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the

# MONITORING AND REPORTING PROGRAM

| Responsibility for Implementation | Mitigation/Improvement Schedule | Monitoring/Reporting Responsibility | Monitoring Schedule |
|-----------------------------------|---------------------------------|-------------------------------------|---------------------|
|-----------------------------------|---------------------------------|-------------------------------------|---------------------|

## Adopted Mitigation/Improvement Measures

owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.

**Project Improvement Measure 2: Implement Transportation Demand Management Strategies to Reduce Single Occupancy Vehicle Trips.** The Project Sponsor and subsequent property owner should implement a Transportation Demand Management (TDM) Program that seeks to minimize the number of single occupancy vehicle trips (SOV) generated by the proposed project for the lifetime of the project. The TDM Program targets a reduction in SOV trips by encouraging persons to select other modes of transportation, including: walking, bicycling, transit, car-share, carpooling and/or other modes. The Project Sponsor has agreed to implement the following TDM measures:

**Identify TDM Coordinator:** The project sponsor should identify a TDM coordinator for the project site. The TDM Coordinator is responsible for the implementation and ongoing operation of all other TDM measures described below. The TDM Coordinator could be a brokered service through an existing transportation management association (e.g., the Transportation Management Association of San

Ongoing.

Property owner.

Ongoing.

Project sponsor; property owner.

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation/<br>Improvement<br>Schedule | Monitoring/<br>Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|----------------------------------------|--------------------------------------------|------------------------|
|-----------------------------------------|----------------------------------------|--------------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

Francisco, TMA SF), or the TDM Coordinator could be an existing staff member (e.g., property manager); the TDM Coordinator does not have to work full-time at the project site. However, the TDM Coordinator should be the single point of contact for all transportation-related questions from building occupants and City staff. The TDM Coordinator should provide TDM training to other building staff about the transportation amenities and options available at the project site and nearby.

## Provide Transportation and Trip Planning Information to Building Occupants:

- o *Move-in packet:* Provide a transportation insert for the move-in packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This move-in packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.
- o *New-hire packet:* Provide a transportation insert in the new-hire packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes could be

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|
|                                         |                                         |                                         |                        |

## Adopted Mitigation/Improvement Measures

purchased, information on the 511 Regional Rideshare Program and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials (e.g., NextMuni phone app). This new-hire packet should be continuously updated as local transportation options change, and the packet should be provided to each new building occupant. Provide Muni maps, San Francisco Bicycle and Pedestrian maps upon request.

- o *Current transportation resources:* Maintain an available supply of Muni maps, San Francisco Bicycle and Pedestrian maps, schedules, information and updates.
- o *Posted and real-time information:* A local map and real-time transit information could be installed on-site in a prominent and visible location, such as within a building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen.

## Bicycles

- o *Fleet:* Provide and maintain a fleet of bicycles (and related amenities such as locks, baskets, lights, etc.) for use by the building occupants.
- o *Bay Area Bike Share:* Project Sponsor shall cooperate with the San Francisco Municipal Transportation Agency, San Francisco Department of Public Works,



MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|

Adopted Mitigation/Improvement Measures

and/or Bay Area Bike Share (agencies) and support installation of a bike share station in the public right-of-way along the project's frontage.

**Car-Share**

Increase the number of on-site car-share parking spaces to full optional requirements as described in Planning Code Section 166(g).

**City Access for Data Collection:**

As part of an ongoing effort to quantify the efficacy of TDM measures, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. All on-site activities shall be coordinated through the TDM Coordinator. Project sponsor assures future access to the site by City Staff.

**Project Improvement Measure 3: Installation of Visual/Audible Devices at Underground Garage Driveway.** As an improvement measure to reduce potential conflicts between vehicles entering and exiting the underground garage and pedestrians traveling along the east side sidewalk of Rausch Street, the project sponsor shall install visual and/or audible notifications (alarms) to alert pedestrians of vehicles traveling in and out of the underground parking garage.

Project sponsor; Prior to property owner occupancy.

Property owner.

Ongoing.

# MONITORING AND REPORTING PROGRAM

| Adopted Mitigation/Improvement Measures | Responsibility for Implementation | Mitigation / Improvement Schedule | Monitoring/ Reporting Responsibility | Monitoring Schedule |
|-----------------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|---------------------|
|-----------------------------------------|-----------------------------------|-----------------------------------|--------------------------------------|---------------------|

**Project Improvement Measure 4: Coordination of Move-in/Move-Out Operations and Large Deliveries.** To reduce owner(s); the potential for parking of delivery vehicles within the building travel lane adjacent to the curb lane on Rausch Street (in the management event that the on-street loading is occupied), residential move-in and move-out activities and larger deliveries shall be scheduled and coordinated through building management. Appropriate move-in/move-out procedures shall be enforced to avoid any blockages of Rausch Street over an extended period of time and reduce any potential conflicts between movers and pedestrians walking along Rausch Street. Curb parking on Rausch Street shall be reserved through SFMTA or by directly contacting the local 311 service.

**Project Improvement Measure 5: Limiting the Hours of Construction-Related Truck Traffic and Deliveries.** Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 3:30 p.m. and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. Limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by SFMTA) would further minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods.

As required, the project sponsor and construction

Project sponsor; property owner; contractor(s).

Construction phase.

Construction phase.

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /            |                                        |
|-----------------------------------------|-------------------------|----------------------------------------|
|                                         | Improvement<br>Schedule | Monitoring/Reporting<br>Responsibility |

Monitoring  
Schedule

## Adopted Mitigation/Improvement Measures

contractor(s) shall meet with the Sustainable Streets Division of the SMTA, the Fire Department, Muni, and the Planning Department to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation impacts during construction of the project. To minimize cumulative traffic impacts due to project construction, the project sponsor would be required to coordinate with construction contractors for any concurrent nearby projects that are planned for construction or which later become known.

**Project Improvement Measure 6: Construction Management Plan Additional Measures.** In addition to property owner, the contractor(s). project sponsor shall include the following:

Project sponsor; property owner; contractor(s).

Construction phase.

Construction phase.

- **Carpool and Transit Access for Construction Workers** – As an improvement measure to minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include methods to encourage carpooling and transit use to the project site by construction workers in the Construction Management Plan contracts.
- **Project Construction Updates** – As an improvement measure to minimize construction impacts on nearby businesses, the project sponsor shall provide regularly-updated information

# MONITORING AND REPORTING PROGRAM

| Responsibility<br>for<br>Implementation | Mitigation /<br>Improvement<br>Schedule | Monitoring/ Reporting<br>Responsibility | Monitoring<br>Schedule |
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|
|-----------------------------------------|-----------------------------------------|-----------------------------------------|------------------------|

## Adopted Mitigation/Improvement Measures

(typically in the form of website, news articles, on-site posting, etc.) regarding project construction and schedule, as well as contact information for specific construction inquiries or concerns.





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

NOV 5 2014

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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                |                                                                             |                                              |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                |                                                                             | Block/Lot(s)                                 |                                                                 |
| 767 Marina Blvd                                                                                                                                                                                                |                                                                             | 0910/015                                     |                                                                 |
| Case No.                                                                                                                                                                                                       | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1343E                                                                                                                                                                                                     |                                                                             | 7/7/2014                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                    | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Alteration of existing single-family home. Enlarge garage door width; widen garage; add deck over garage addition; reconfigure front exterior stairs. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class ____</b>                                                                                                                                                                                                                                                                      |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                     |                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                            | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):                                                                                                |
| <input checked="" type="checkbox"/>                                                                                                                 | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>Per PTR form dated 10/17/2014.</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.                                                       |                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                            | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                      |
| <input type="checkbox"/>                                                                                                                            | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                 |
| Comments (optional):                                                                                                                                |                                                                                                                                                                                                                                                 |
| Preservation Planner Signature:  <i>A. Kirby</i> <i>10/22/2014</i> |                                                                                                                                                                                                                                                 |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |            |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                              |            |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           | Signature: |
| <b>Project Approval Action:</b><br><b>Select One</b><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                           |            |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                           |            |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

|                                        |  |                                |            |
|----------------------------------------|--|--------------------------------|------------|
| <b>Preservation Team Meeting Date:</b> |  | <b>Date of Form Completion</b> | 10/17/2014 |
|----------------------------------------|--|--------------------------------|------------|

|                             |                             |                      |
|-----------------------------|-----------------------------|----------------------|
| <b>PROJECT INFORMATION:</b> |                             |                      |
| <b>Planner:</b>             | <b>Address:</b>             |                      |
| Alexandra Kirby             | 767 Marina Boulevard        |                      |
| <b>Block/Lot:</b>           | <b>Cross Streets:</b>       |                      |
| 0910/015                    | Baker and Broderick Streets |                      |
| <b>CEQA Category:</b>       | <b>Art. 10/11:</b>          | <b>BPA/Case No.:</b> |
| B                           | N/A                         | 2014.1343E           |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |          |
|------------------------------------|----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 7/7/2014 |
|------------------------------------|----------|

|                                                                                                                                           |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                    |                                                        |
| <input type="checkbox"/>                                                                                                                  | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                  | If so, are the proposed changes a significant impact?  |
| <b>Additional Notes:</b>                                                                                                                  |                                                        |
| Submitted: Environmental Evaluation Application (8/20/2014) prepared by applicant.                                                        |                                                        |
| Proposal is to widen the existing garage at the primary facade and construct a one-story structure with a garage below and terrace above. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

767 Marina Boulevard was constructed in 1938 by Albert Farr, a prolific local architect. The subject property was previously located on the site of the Panama-Pacific International Exposition, which was razed in 1916. The property was purchased by attorney Carl E. Day, who would reside at the residence with his wife, Florence, through 1975.

The subject property is a two-story-over-garage, wood frame, single-family house that shares a party wall with both neighboring properties. The Mediterranean Revival building features a side gable clad in terracotta tile. The primary facade features two structural bays. A projecting bay with a recessed garage at the base, a large picture windows at the second story with a false balcony, and a covered portico at the third story. The second bay is recessed to provide a private entrance concealed by landscaping with two double hung windows at the second story and a false balcony at the third story. The entrance is set within an arched frame and accessed via a half-story stair. The building appears to retain a high degree of integrity.

Based on historic research conducted by the applicant and Preservation planning staff, 767 Marina Boulevard does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject building was constructed late in the building boom that took place in the Marina following the PPIE, and owner Carl E. Day does not appear to be a figure of regional or state significance. Although Albert Farr is a master architect, the subject building was constructed late in his career, which spanned from 1900 - 1941; his most significant works are located in the Pacific Heights neighborhood and were typically constructed prior to 1930. The building was constructed in the Mediterranean Revival style, although it is not a highly expressive example nor is it exemplary of the style.

While other portions of Marina Boulevard may display a higher degree of architecture, it does not appear that the buildings located on the subject block face rise to the level of significance as an eligible historic district on the California Register. The property to the immediate east, at 761 Marina Boulevard, was reconstructed in 2001 with false historic elements, although adjacent properties to the east were predominantly built between 1926 - 1936. Adjacent blocks, such as the 3600 block of Baker Street, exhibit richer ornamentation and a generally more cohesive character in contrast to the subject block.

|                                                                        |                   |
|------------------------------------------------------------------------|-------------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:             |
| <i>GmaDa</i>                                                           | <i>10-21-2014</i> |









# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exclusion/Exemption from Environmental Review

Case No.: 2014.0156E  
Project Title: Reasonable Modification Ordinance  
Zoning: Multiple Use Districts  
Multiple Height and Bulk Districts  
Block/Lot: Multiple  
Project Sponsor: San Francisco Planning Department – (415) 558-6378  
Staff Contact: Sandy Ngan – (415) 575-9102  
[Sandy.Ngan@sfgov.org](mailto:Sandy.Ngan@sfgov.org)

1650 Mission  
Suite 400  
San Francisco, CA 94103-2

Reception:  
415.558.6

Fax:  
415.558.6

Planning  
Information:  
415.558.6

### PROJECT DESCRIPTION:

The proposed ordinance, introduced to the San Francisco Planning Commission on October 16, 2014 by the San Francisco Planning Department, would amend Section 305 of the San Francisco

*(continued on next page)*

### EXEMPT STATUS:

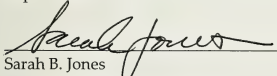
General Rule Exclusion (California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3))

### REMARKS:

Please see next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Sarah B. Jones  
Environmental Review Officer

November 6, 2014  
Date

cc: Menaka Mohan, Citywide Planner  
Shelley Caltagirone, Preservation Planner  
Board of Supervisors

Distribution List  
Historic Preservation Distribution List  
Virna Byrd, M.D.F.

GOVERNMENT  
DOCUMENTS DEPT

NOV 21 2014

SAN FRANCISCO  
PUBLIC LIBRARY



**PROJECT DESCRIPTION (continued):**

Planning Code by adding Section 305.1 to establish a process for persons with disabilities to make and act upon requests for reasonable modification of Planning Code policies, practices, and procedures in compliance with federal and state fair housing laws.

The proposed ordinance would adopt findings, including environmental findings, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code Section 101.1.

For the purposes of this ordinance, a reasonable modification is defined as a request to modify land use, zoning, and building regulations in the San Francisco Planning Code that does not impose an undue financial or administrative burden on the City and County of San Francisco or constitute a fundamental alteration to its zoning and planning program. A reasonable modification includes change(s) to a residential property that enable a resident with a disability to access his property. The modification being requested must serve the resident's disability and be necessary to provide him equal opportunity to live at the residential property.<sup>1</sup> This ordinance was developed in coordination with the Mayor's Office of Disability.

The proposed ordinance would amend Section 305 of the Planning Code to add Section 305.1 to establish a process for persons with disabilities to request for reasonable modifications to their residential properties. The main revisions being proposed are as follows:

- The proposed ordinance would allow requests for reasonable modifications to be made for residential properties in any zoning district in the City and County of San Francisco.
- The proposed ordinance would allow persons with disabilities to seek reasonable modifications that are available under other sections of the Planning Code. In such cases, modifications under Section 305 of the Planning Code would take the place of any approval, permit, or entitlement that would otherwise be required. Applicants may also seek modifications that are not available under any other provision of the Planning Code.
- Persons with disabilities who request for reasonable modifications to residential properties are eligible for an administrative reasonable accommodation under certain conditions. These conditions include:
  - Parking, where no physical structure is proposed. The parking space must be necessary to achieve the modification requested. If the property already includes a parking space, requests for additional parking spaces cannot be granted administratively through the administrative reasonable accommodation

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<sup>1</sup> The definition of a reasonable accommodation, per this ordinance, is consistent with the definition used by the United States Department of Housing and Urban Development and the United States Department of Justice as outlined in *Joint Statement of the Department of Housing and Urban Development and the Department of Justice – Reasonable Modifications under the Fair Housing Act*. March 5, 2008.



procedure. Exceptions may be considered for rear yard and the front setback requirements to accommodate the parking space within reason. In reviewing an administrative reasonable modification for parking, the Zoning Administrator has the authority to allow the parking space for five years. After five years, applicants may renew the temporary use for additional five-year periods.

- Access Ramps. Access Ramps, defined in Building Code Section 1114A, would be considered for an administrative reasonable modification provided that the access ramp(s) are designed and constructed to meet the accessibility provisions in the California Building Code or the California Historic Building Code. Additionally, the ramp(s) should be easily removable when the ramp(s) are no longer needed for the requested modification.
  - Elevators. Elevators, defined in Building Code Section 1124A, would be considered for an administrative reasonable modification provided that the elevator structure would not be visible from the public right-of-way and is set back 10 feet from the property line. The elevators must be necessary for the persons with a disability to access residential uses of the building and must be necessary to achieve the modification requested.
  - Additional Habitable Space. Additional habitable space would be considered for an administrative reasonable modification provided that the additional space does not result in the addition of a new dwelling unit or require expansion beyond the permitted buildable envelope.
- Requests for reasonable modifications that are consistent with the criteria for an administrative reasonable accommodation would not require public notice.
  - Requests for reasonable modifications in residential uses that do not meet the criteria described above for an administrative reasonable modification would continue to be reviewed through the existing variance (standard variance) procedure as described in Section 305 of the Planning Code.
  - Requests for reasonable modifications involving a residential property that is listed in or eligible for listing in a local, state, or federal historic resource register would be reviewed to by the Planning Department's Historic Preservation Technical Specialists to ensure conformance with the Secretary of the Interior Standards for Rehabilitation of Historic Properties. This review would occur as part of the administrative reasonable accommodation and standard variance procedure.
  - Future reasonable modification projects located in zoning districts that require residential design review would continue to be subject to the Planning Department's Residential Design Guidelines review process to ensure conformity with the subject property's surrounding neighborhood character.





**PROJECT APPROVALS:**

On November 20, 2014, the Planning Department will present the legislation to the Planning Commission. The Planning Commission will make a recommendation to the Board of Supervisors. The Land Use Committee of the Board will then hear the legislation, followed by a hearing before the full Board. The Board of Supervisors' approval of the proposed ordinance would constitute the Approval Action pursuant to Chapter 31 of the Administrative Code. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:****Background**

As discussed in the San Francisco Housing Element, despite the cost of housing, San Francisco remains attractive to seniors and persons with disabilities because of the City's transportation, health services, and other resources. However, persons with disabilities often have difficulty finding housing constructed to meet their physical accessibility needs.<sup>2</sup> A physical disability is defined as a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting or carrying.<sup>3</sup>

In 2010, there were an approximately 49,000 non-institutionalized individuals with physical disabilities within the City and County of San Francisco.<sup>4</sup> Approximately 19,600 of that total are between 18 and 64 years of age and approximately 29,000 of the total are over 65 years of age. Many of these individuals may need reasonable modifications to their residential properties.

Per federal and state requirements, the City and County of San Francisco is required to enact a legislative ordinance to enable persons with disabilities to implement reasonable modifications for their homes. The Federal Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) require local governments to make reasonable modifications in zoning and land use laws and regulations when such modifications "may be necessary to afford" disabled persons "an equal opportunity to use and enjoy dwelling."<sup>5</sup> Local jurisdictions' zoning and land use regulations are subject to both FHA and FEHA.

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<sup>2</sup> San Francisco General Plan, Housing Element. The Housing Element is available online at [http://www.sf-planning.org/ftp/general\\_plan/H1\\_Housing.html](http://www.sf-planning.org/ftp/general_plan/H1_Housing.html).

<sup>3</sup> Disability Statistics, Frequently Asked Questions. Available online at <http://www.disabilitystatistics.org/faq.cfm>.

<sup>4</sup> 2010 American Community Survey 1-Year Estimates. S1810 Disability Characteristics in the United States, California, San Francisco (accessed October 14, 2014).

<sup>5</sup> 42 U.S.C. § 3604(f)(3)(B); see also Gov. Code, §§ 12927(c)(1), 12955(1).



In the City and County of San Francisco's 2009 Housing Element, enactment of a legislative ordinance was specifically called for in Implementation Measure 39. Implementation Measure 39 states that the Planning Department would "develop a legislative ordinance that will enable persons with disabilities who require reasonable accommodation as exceptions to the City's Planning Code to bypass the currently required variance process, and to access a streamlined procedure permitting special structures or appurtenances such as access ramps or lifts and other non-physical accommodations."<sup>6</sup>

Currently, if a person with a disability requests a reasonable modification in the City and County of San Francisco, the applicant is subject to the standard variance procedure detailed in Section 305 of the Planning Code. The Planning Code does not currently specify what options are available to persons with disabilities if they are seeking modifications permitted under both federal and state laws. The purpose of this ordinance is to provide a path for persons with disabilities to request modifications necessary to access housing.

## POTENTIAL ENVIRONMENTAL EFFECTS:

California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This section discusses the potential for the proposed ordinance to result in significant environmental effects and demonstrates that there is no reasonably foreseeable possibility of significant effects.

**Historic Resources.** Projects taking advantage of the proposed ordinance could result in reasonable accommodations that could differ in scale, design, or materials from nearby historic resources, potentially altering their historic context. However, the proposed ordinance is not expected to incentivize development of projects in a way that would result in a material impairment to a known/potential historic district and/or known/potential historic resources.

Planning Department preservation staff have reviewed the proposed ordinance and determined that all reasonable modifications to existing structures, such as those outlined for consideration as part of the administrative reasonable modification procedure, would be minor in nature and would not have significant adverse impacts to historic resources or affect their eligibility for inclusion in the California Register<sup>7</sup>, which is the threshold for significant impact to a resource.

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<sup>6</sup> San Francisco General Plan, Housing Element, Part II: Implementation Programs. This section of the Housing Element is available online at [http://www.sf-planning.org/ftp/general\\_plan/II\\_Housing.html](http://www.sf-planning.org/ftp/general_plan/II_Housing.html).

<sup>7</sup> Email from Shelley Caltagirone to Sandy Ngan, September 23, 2014, "RE: Requests for Reasonable Accommodation – Residential Uses."



Projects that would involve a building that is listed or eligible for listing in a local, state, or federal historic resource register would be subject to a historic review by the Planning Department's Historic Preservation Technical Specialists. The historic review would address conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and provide the applicant the opportunity to improve the accommodation design such that it is more sensitive to the character of the resource.<sup>8</sup> This review would also provide further input and information for the Zoning Administrator to use in his determination for modifications that do not fall within an administrative reasonable accommodation.

Based on the above, the proposed ordinance would not have the potential to result in foreseeable significant impacts to historic districts, potential historic districts, potential historic resources, and/or known historic resources.

### NEIGHBORHOOD CONCERNS:

A "Notification of Project Receiving Environmental Review" was mailed on October 17, 2014 to potentially interested parties. No comments from the public were received.

### CONCLUSION:

As discussed in more detail above, the proposed ordinance is not anticipated to facilitate or result in development of specific projects, but rather enable persons with disabilities to make and act upon requests for reasonable modifications to housing. For these reasons, and the reasons cited above, it is determined with certainty that the proposed legislation would result in no significant environmental impacts.

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, there are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Since the proposed project would have no significant environmental impacts, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

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Email from Tina Tam to Sandy Ngan, October 17, 2014, "RE: Reasonable Modifications Ordinance – HR Review – Email for Files."

<sup>8</sup> Email from Shelley Caltagirone to Sandy Ngan, September 23, 2014, "RE: Requests for Reasonable Accommodation – Residential Uses."





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPARTMENT

NOV 21 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                        |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                        |                                                                             | Block/Lot(s)                                 |                                                                 |
| 156 27th Ave                                                                                           |                                                                             | 1332/033                                     |                                                                 |
| Case No.                                                                                               | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1463E                                                                                             |                                                                             | 8/25/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                            | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Vertical addition. Horizontal rear expansion. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |



|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                    |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>Per PTR dated 11/12/2014.</i> |
| <b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                 |
| <input type="checkbox"/>                                                                             | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                            |
| <b>Comments (optional):</b>                                                                          |                                                                                                                                                                                                                                            |
| Preservation Planner Signature: <i>A. Kirby</i> 11/10/2014                                           |                                                                                                                                                                                                                                            |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                               |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                       |                               |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Planner Name:</b><br><br><b>Project Approval Action:</b><br><b>Select One</b><br><i>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</i>                                                                                 | <b>Signature:</b><br><br><br> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                               |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

|                                        |  |                                |           |
|----------------------------------------|--|--------------------------------|-----------|
| <b>Preservation Team Meeting Date:</b> |  | <b>Date of Form Completion</b> | 11/6/2014 |
|----------------------------------------|--|--------------------------------|-----------|

|                             |                                   |               |
|-----------------------------|-----------------------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                                   |               |
| Planner:                    | Address:                          |               |
| Alexandra Kirby             | 156 27th Avenue                   |               |
| Block/Lot:                  | Cross Streets:                    |               |
| 1332/033                    | Lake Street and El Camino del Mar |               |
| CEQA Category:              | Art. 10/11:                       | BPA/Case No.: |
| B                           | N/A                               | 2014.1463E    |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |          |
|------------------------------------|----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 9/2/2014 |
|------------------------------------|----------|

|                                                                                                   |                                                        |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                            |                                                        |
| <input type="checkbox"/>                                                                          | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                          | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                 |                                                        |
| Submitted: Environmental Evaluation Application prepared by the applicant.                        |                                                        |
| Proposal is to construct a vertical and horizontal addition and a redesign of the primary facade. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

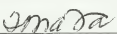
\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

156 27th Avenue was constructed in approximately 1907 by an unknown builder; no original building permit for the property exists and the water record is illegible. The subject property is a two-story-over-garage, wood frame, single family residence. The primary facade features painted wood shingle siding with a gable roof and a projecting bay on the north portion of the primary facade. The main entrance is located above the garage, at the top of a stair that runs along the face of the building. The building retains a high degree of integrity, although it was raised an indeterminate amount in 1958.

Based on historic research conducted by the applicant and preservation planning staff, 156 27th Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners Nathan and Fanny Post, a carpenter and his wife, resided at the property through 1921. They do not appear to be figures of historic significance, nor do later known occupants or owners. The design of the building is traditional with craftsman and vernacular elements, and little detail. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block is residential in character and was predominantly constructed between 1907 - 1927, with interspersed post-war development. The subject block is located in the Sea Cliff neighborhood, although it is not representative of the distinctive features that characterize the neighborhood, including detached single family houses with expansive front setbacks, no street front garages and 1920's-era Mediterranean Revival style architecture. Therefore there does not appear to be an eligible historic district in the immediate vicinity.

|                                                                                     |           |
|-------------------------------------------------------------------------------------|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:     |
|  | 11-6-2014 |





Front façade taken close up as street trees block the view of the house and its immediate neighbors.





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

NOV 21 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                     |                                                                             |                                              |                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                     |                                                                             | Block/Lot(s)                                 |                                                                 |
| 2438 28th Ave.                                                                                                                                                                                                      |                                                                             | 2398/034                                     |                                                                 |
| Case No.                                                                                                                                                                                                            | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1160E                                                                                                                                                                                                          |                                                                             | 4/1/2014                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                         | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                                                                                                               |                                                                             |                                              |                                                                 |
| Excavate at ground level and add one-vehicle garage; reconfigure front facade; raise building by 2 feet; demolish existing roof and expand and increase height of second story by 5 feet to create habitable space. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                 |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                           |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PIR form dated 11/6/2014</i> |
| <b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                 |
| <input checked="" type="checkbox"/>                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                            |
| <b>Comments (optional):</b><br><br><i>Gretchen A. Hill 11/12/14</i>                                  |                                                                                                                                                                                                                                            |
| Preservation Planner Signature:                                                                      |                                                                                                                                                                                                                                            |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                               |
| Planner Name: <i>Gretchen Hillgard</i>                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                    | Signature or Stamp:<br><br><i>Gretchen A. Hill 11/12/2014</i> |
| Project Approval Action:<br>Select One <i>Building permit</i><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    |                                                               |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                    |                                                               |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

|                                        |  |                                |            |
|----------------------------------------|--|--------------------------------|------------|
| <b>Preservation Team Meeting Date:</b> |  | <b>Date of Form Completion</b> | 10/31/2014 |
|----------------------------------------|--|--------------------------------|------------|

### PROJECT INFORMATION:

|                       |                       |                      |
|-----------------------|-----------------------|----------------------|
| <b>Planner:</b>       | <b>Address:</b>       |                      |
| Gretchen Hilyard      | 2438 28th Avenue      |                      |
| <b>Block/Lot:</b>     | <b>Cross Streets:</b> |                      |
| 2398/034              | Taraval Street        |                      |
| <b>CEQA Category:</b> | <b>Art. 10/11:</b>    | <b>BPA/Case No.:</b> |
| B                     | n/a                   | 2014.1160E           |

### PURPOSE OF REVIEW:

|                                       |                                     |                                       |
|---------------------------------------|-------------------------------------|---------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC |
|---------------------------------------|-------------------------------------|---------------------------------------|

### PROJECT DESCRIPTION:

|                                             |                                             |
|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |
|---------------------------------------------|---------------------------------------------|

**DATE OF PLANS UNDER REVIEW:** 4/1/2014

### PROJECT ISSUES:

|                                                                                                                                                                                                      |                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                  | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                             | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                    |                                                        |
| Submitted: Supplemental Information Form prepared by Aron Gragnani (dated 7/15/2014).                                                                                                                |                                                        |
| Proposed Project: Excavate at ground level and add one-vehicle garage; reconfigure front facade; raise building 2 feet; demolish existing roof and expand to increase height of 2nd story by 5 feet. |                                                        |

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                                                                                       |                                                                         |                                       |                           |                                     |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------|---------------------------|-------------------------------------|
| <b>Historic Resource Present</b>                                                                                      |                                                                                                                       | <input type="radio"/> Yes                                               | <input checked="" type="radio"/> No * | <input type="radio"/> N/A |                                     |
| <b>Individual</b>                                                                                                     | <b>Historic District/Context</b>                                                                                      |                                                                         |                                       |                           |                                     |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                                         |                                       |                           |                                     |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 1 - Event:                  | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 2 - Persons:                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 3 - Architecture:           | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 4 - Info. Potential:        | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               | <input type="text"/>                                                                                                  |                                                                         | Period of Significance:               | <input type="text"/>      |                                     |
|                                                                                                                       |                                                                                                                       | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor |                                       |                           |                                     |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared Aron Gragnani (dated July 15, 2014) and information found in the Planning Department files, the subject property at 2438 28th Avenue contains a 1-story-over basement, wood frame single-family residence designed in a vernacular architectural style. The building was constructed in 1909 by an unknown architect/builder and was original owned by the Parkside Realty Company and sold to Dorsey P. and Helen Louise Luttrell in 1915. Known exterior alterations to the property include: a deck addition (1916), replacement of rotted lumber at porch (1982), new front yard landscaping (2005). Visible inspection indicates that the front porch was added or enclosed and windows were replaced at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Parkside neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |                  |
|------------------------------------------------------------------------|------------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:            |
| <i>Imada</i>                                                           | <i>11-6-2014</i> |







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

NOV 21 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                                                                                                                                                   |                                                                             |                                              |                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address<br><b>143 Laidley St.</b>                                                                                                                                                                                                                                                                                                                                         |                                                                             | Block/Lot(s)<br><b>6664/026</b>              |                                                                 |
| Case No.<br>2013.1576E                                                                                                                                                                                                                                                                                                                                                            | Permit No.<br>2014.0925.7339                                                | Plans Dated<br>9/6/2014                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>REAR SIDE ADDITION. CONDITION & ENCLOSE SPACE UNDER HOUSE (2 STORIES UNDER BLDG). EXCAVATE BASEMENT.<br>ADDITION @ NORTHWEST SIDE. (5)FULL BATHS (2)1/2 BATHS,(1)KITCHEN,(1)WETBAR,(1)LAUNDRY. (2)FIREPLACES. (1)<br>INTERIOR STAIR, ADDITION @ REAR ON LOWER LEVEL. (2)(N)TERRACE @ REAR LOWER LEVEL. PATIO @ BASEMENT. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                              | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                          | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comments and Planner Signature (optional): Timothy J. Johnston                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5. <i>per HTRP date 11/7/2014</i>              |
| <input type="checkbox"/>            | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input checked="" type="checkbox"/>         | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input checked="" type="checkbox"/>         | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                           | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):<br><i>In-kind window replacement</i>                           |
| <input type="checkbox"/>                                                                      | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): _____ |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                    |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                        |
| Comments (optional):<br><i>Gretchen A. Hilgard 11/12/2014</i>                                 |                                                                                                                                                                                                          |
| Preservation Planner Signature: _____                                                         |                                                                                                                                                                                                          |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                      |                                          |                                                     |                                                                                                                                                                                                                 |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                         | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br>STOP! Must file an Environmental Evaluation Application. |                                          |                                                     |                                                                                                                                                                                                                 |  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                              | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                         |                                          |                                                     |                                                                                                                                                                                                                 |  |
| <table border="1"> <tr> <td> Planner Name: <i>Gretchen A. Hilgard</i> </td> <td> Signature: <i>Gretchen A. Hilgard</i><br/>11/12/2014 </td> </tr> <tr> <td colspan="2"> Project Approval Action:<br/> Select One <i>Building permit</i><br/> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> </tr> </table> |                                                                                                                                                                                                                                                                                                      | Planner Name: <i>Gretchen A. Hilgard</i> | Signature: <i>Gretchen A. Hilgard</i><br>11/12/2014 | Project Approval Action:<br>Select One <i>Building permit</i><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. |  |
| Planner Name: <i>Gretchen A. Hilgard</i>                                                                                                                                                                                                                                                                                                                                                                         | Signature: <i>Gretchen A. Hilgard</i><br>11/12/2014                                                                                                                                                                                                                                                  |                                          |                                                     |                                                                                                                                                                                                                 |  |
| Project Approval Action:<br>Select One <i>Building permit</i><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                      |                                          |                                                     |                                                                                                                                                                                                                 |  |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.                                               |                                                                                                                                                                                                                                                                                                      |                                          |                                                     |                                                                                                                                                                                                                 |  |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* November 6, 2014  
*Case No.:* 2013.1576E  
*Project Address:* 143 Laidley Street  
*Zoning:* RH-1 (Residential – House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 6664/026  
*Staff Contact:* Gretchen Hilyard (Preservation Planner)  
(415) 575-9109  
[gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)

1650 Miss  
Suite 400  
San Francisco  
CA 94103

Receipts  
415.558

Fax:  
415.558

Planning  
Information  
415.558

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

143 Laidley Street is located on the north side of Laidley Street between Harper and Fairmont streets in the Glen Park neighborhood of San Francisco. The property is located on a double-wide lot that slopes steeply to the northeast. The lot measures 50 ft. x 100 ft. and is within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains a one-story garage and a one-story-over-basement, single-family, wood-frame residence constructed in 1957. The building was designed by Campbell & Wong in the Second Bay Tradition architectural style for Frederick Foulz, a Professor of Asian History at the City College of San Francisco. A basement-level horizontal addition was added to the building in 1989 and was designed by Kotas/Pantaleoni Architects.

#### Pre-Existing Historic Rating / Survey

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1957).

#### Neighborhood Context and Description

The subject block is located at the northern edge of the Glen Park neighborhood of San Francisco. Laidley Street begins at the intersection with 30<sup>th</sup> Street near the border with Noe Valley to the north and extends to the intersection of Castro Street to the south. Laidley Street follows the curve of a steep slope and a portion of the street is divided into two separate one-way lanes. The area surrounding the subject property is defined by steeply sloping lots. Properties on the northeast side of Laidley Street are generally one or two stories in height at the street level and feature lots that slope steeply down to the northeast. Properties on the southwest side of Laidley Street are generally three to four stories in height and feature lots that slope steeply up to the southwest. Property types include single- and multi-family dwellings of varying architectural styles ranging from Queen Anne to Post-Modern and construction dates ranging

from ca. 1900 to 2008. The immediate neighborhood lacks visual continuity and thus does not appear to constitute a potential historic district.<sup>1</sup>

## CEQA Historical Resource(s) Evaluation

### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

| Individual                                                                                                            | Historic District/Context                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                           |
| Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                         |
| Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                       | Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |
| Period of Significance: 1957                                                                                          | Period of Significance:<br><input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor                           |

Preservation staff finds that the subject property is eligible for inclusion on the California Register as an individual resource under Criterion 3. This finding is based on the background information provided in the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated July 2013), as well as additional in-depth research about Campbell and Wong conducted by staff and consultants for other Campbell and Wong projects in San Francisco. The Department does not agree with the significance findings of the Historic Resource Evaluation conducted for the subject property by Tim Kelley Consulting, which found the subject property ineligible for listing in the California Register.

### **Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Staff finds that the subject property is not eligible for inclusion on the California Register under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The subject property was constructed in 1957 and designed by Campbell & Wong. Research has not revealed that any significant events occurred on the property, thus the building is not eligible for individual listing on the California Register under this Criterion.

<sup>1</sup> It should be noted that the immediate blocks surrounding the site have not been formally surveyed.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Staff finds that the subject property is not eligible for inclusion on the California Register under Criterion 2. The original owner of the property was Frederick Foulz, a professor of Asian History at City College of San Francisco. Foulz left the property to Dorothy R. Bonnet in 1967. Bonnet donated the property to Stanford University in 1967 and retained lifetime tenancy of the property until her death in 2011. The property was unoccupied for much of the late 20<sup>th</sup> century as Bonnet resided in Hawaii. The current owners purchased the property from Stanford University in 2013.

Records do not indicate that any of the persons associated with the property are important to local, regional or national past. Therefore, the subject property is not eligible for listing in the California Register under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

Staff finds that the subject property is eligible for inclusion on the California Register under Criterion 3. The subject property contains a one-story garage and a one-story-over-basement, single-family residence constructed in 1957 by master architects Campbell & Wong.

Campbell & Wong was a well-known architectural firm active in Northern California from 1946 to 1968. The firm was founded in San Francisco by John Carden Campbell (1914-1996) and Worley K. Wong (1912-1985). Campbell & Wong were widely known as educators and for their residential designs in the Modern and Second Bay Region Tradition styles. Campbell & Wong's designs were widely published in architectural journals and newspaper during their tenure and the firm was one of the most prolific Bay Area firms designing in the Modern and Second Bay Tradition during the mid-20<sup>th</sup> century. Campbell & Wong's designs influenced the wider modern architectural design movement in California in the mid-20<sup>th</sup> century and they were important players in the modern architecture movement. The Department considers Campbell & Wong to be a master architectural design firm.<sup>2</sup>

The property at 143 Laidley Street represents a successful mid-career residential designs of Campbell & Wong rendered in the Second Bay Tradition. The subject property fully embodies the character-defining features of the Second Bay Tradition as outlined in the *San Francisco Modern Architecture and Landscape Design Historic Context Statement*.

143 Laidley Street is individually eligible for listing in the California Register under Criterion 3 for embodying the distinctive characteristics of a type and period as an example of the Second Bay Tradition architectural style in the late 1950s. The property is also individually eligible under Criterion 3 for representing the residential work of the master architectural firm Campbell & Wong in San Francisco.

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<sup>2</sup> A more detailed historic context for Campbell & Wong is outlined in the *San Francisco Modern Architecture and Landscape Design Historic Context Statement* and the *Historic Resource Evaluation* for 68-70 Grenard Terrace completed by Page & Turnbull (dated May 1, 2014).



**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

**Historic District Analysis**

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Glen Park neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

**Location:** ☒ Retains ☐ Lacks  
**Association:** ☒ Retains ☐ Lacks  
**Design:** ☒ Retains ☐ Lacks  
**Workmanship:** ☒ Retains ☐ Lacks

**Setting:** ☒ Retains ☐ Lacks  
**Feeling:** ☒ Retains ☐ Lacks  
**Materials:** ☒ Retains ☐ Lacks

Since its initial construction in 1957 as a single-family residence, few documented alterations have occurred to the subject property. Permit records and visual inspection indicates that the following alterations occurred: construction of an addition at the ground floor at the rear of the property (1989 by Jeremy Kotas), and infill of the garage gable with corrugated plastic sheathing (unknown date). The interior of the building, including original finishes and kitchen, is intact.

Overall, 143 Laidley Street retains sufficient integrity to convey its significance under Criterion 3 embodying the distinctive characteristics of a type and period as an example of the Second Bay Tradition architectural style in the late 1950s. The property also retains sufficient integrity under this criterion to convey its significance as a residential work of the master architectural firm Campbell & Wong in San Francisco. The property qualifies for listing on the California Register as an individual resource under Criterion 3.

**Step C: Character Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that*

*enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The Second Bay Tradition style character-defining features of the subject property include:

- Plain, simple, vernacular appearance;
- Small-scale building form with emphasis on volume rather than ornament;
- Configuration of property with street-facing garage and fence, separated by a central courtyard, with the main house set back towards the interior of the lot;
- Large wood decks with simple post and beam railings;
- Horizontal integration of the building into the steeply sloped lot;
- Wood shingle cladding;
- Gently pitched roof;
- Wide, overhanging roof eaves with exposed rafter tails;
- Clerestory eave feature at roof level with ribbon windows and louvers;
- Post and beam construction;
- Large expanses of glazing;
- Flush wood entry door with full-height side lights;
- Wood-sash casement and fixed windows;
- Emphasis on indoor-outdoor living spaces;
- Open and flexible interior floor plan;

#### CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

#### PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: \_\_\_\_\_

Tina Tam, Senior Preservation Planner

Date: \_\_\_\_\_

11-7-2014

## IMAGES



View of 143 Laidley Street looking northeast from public right-of-way.  
Image courtesy of Google Street View, 2014.



Bird's-eye view of 143 Laidley Street. Image courtesy of Google Street View, 2014.



View of 143 Laidley Street looking northeast from interior entry deck.  
Image courtesy of Tim Kelley Consulting, 2013.

## PART II: PROJECT EVALUATION

### PRE-EXISTING HISTORIC RATING / SURVEY

The subject property at 143 Laidley Street contains a one story garage and a one-story-over-basement single-family residence constructed in 1957. The subject property is not currently listed in any local, state or national historical register.

As stated in the Historic Resource Evaluation Response Part I outlined above, the Department has determined that the subject property is eligible for inclusion on the California Register as an individual historic resource under Criterion 3.

143 Laidley Street is therefore considered to be a "Category A.2 – Historical Resource" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

The character-defining features of the subject property are outlined on page 5 of this HRER.

Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: September 6, 2014 by Kelly Condon.

### Project Description

The proposed project involves the rehabilitation of the existing property including the construction of horizontal and vertical additions at the sides and rear of the residence. The project will also include infill of the open space between the garage and residence, conditioning and enclosure of two stories under the existing rear deck, and excavation of the basement. The street-facing garage/fence elevation will be unaltered and the portion of the primary façade that faces the interior deck and courtyard and is visible from the entry way will be retained.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

### Subject Property/Historic Resource:

☒ The project will not cause a significant adverse impact to the historic resource as proposed.

☐ The project will cause a significant adverse impact to the historic resource as proposed.

### California Register-eligible Historic District or Context:

☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff has determined that the proposed project meets the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* (Standards). The project has been designed to retain identified character-defining features while accommodating an increase in square footage through the creation of rear and side additions. The additions are carefully designed to maintain the existing building height and massing as visible from the front of the property (both from the public right-of-way and approaching from the interior entryway and deck). The design of the new additions incorporates compatible materials including wood shingle cladding and casement windows. The existing roof form will be retained and clear glass panels will be added behind existing wood railings to provide life safety measures with minimal visual alteration of these features. The project includes in-kind replacement of existing windows and doors to maintain the visual appearance of these features while allowing for increased energy efficiency and repair of deteriorated features.

Staff finds that the proposed project is consistent with the Standards and would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. The proposed project includes the retention of the character-defining features of the property such that the property will retain historic integrity as an example of the Second Bay Region Tradition and as a residential design of Campbell & Wong.

#### *Summary*

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation* and that the proposed project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

## PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: \_\_\_\_\_



Tina Tam, Senior Preservation Planner

Date: \_\_\_\_\_

11-7-2014

cc: Vinaliza Byrd, Environmental Planning  
Tim Johnston, Environmental Planning  
Delvin Washington, Current Planning

GH: G:\Documents\HRER\143 Laidley\HRER\143 Laidley Street\_HRER Part I.doc







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DIVISION

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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                          |                                                                             |                                              |                                                                 |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                          |                                                                             | Block/Lot(s)                                 |                                                                 |
| 62 Wanda St.                                                                                             |                                                                             | 6953/046                                     |                                                                 |
| Case No.                                                                                                 | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1161E                                                                                               |                                                                             | 7/3/2014                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                              | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Raise roof by 2 feet to expand habitable space. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | <b>Class ____</b>                                                                                                                                                                  |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                      | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                           | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                     |                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                            | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):                                                                                           |
| <input checked="" type="checkbox"/>                                                                                                                 | 9. <b>Reclassification of property status to Category</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PRR form dated 11/6/2014</i> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                                |                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                            | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                 |
| <input checked="" type="checkbox"/>                                                                                                                 | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                            |
| <b>Comments (optional):</b><br><div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> <i>Gretchen A. Hilgard 11/12/2014</i> </div> |                                                                                                                                                                                                                                            |
| <b>Preservation Planner Signature:</b>                                                                                                              |                                                                                                                                                                                                                                            |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                    | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review         </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                         | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                                                                      |                                                                                                                                                    |
| <b>Planner Name:</b> <i>Gretchen A. Hilgard</i>                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                          | <b>Signature or Stamp:</b><br><div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> <i>Gretchen A. Hilgard 11/12/2014</i> </div> |
| <b>Project Approval Action:</b><br><b>Select One</b> <i>Building permit</i><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |
| <small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br/>         In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small> |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                    |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
| Modified Project Description:                  |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 10/31/2014 |
|---------------------------------|--|-------------------------|------------|

| PROJECT INFORMATION: |                 |               |
|----------------------|-----------------|---------------|
| Planner:             | Address:        |               |
| Gretchen Hilyard     | 62 Wanda Street |               |
| Block/Lot:           | Cross Streets:  |               |
| 6953/046             | Onondaga Ave    |               |
| CEQA Category:       | Art. 10/11:     | BPA/Case No.: |
| B                    | n/a             | 2014.1161E    |

| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |            |
|-----------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 07/03/2014 |
|-----------------------------|------------|

| PROJECT ISSUES:                                                                       |                                                        |
|---------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                   | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                              | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                     |                                                        |
| Submitted: Supplemental Information Form prepared by Serina Calhoun (dated 7/2/2014). |                                                        |
| Proposed Project: Raise roof by 2 feet to expand habitable space.                     |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                               |                                                                                                                       |                                                               |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         |
|                                                                                                                       |                                                               | <input type="radio"/> N/A                                                                                             |                                                               |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |



|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared Serina Calhoun (dated July 2, 2014) and information found in the Planning Department files, the subject property at 62 Wanda Street contains a 1-story-over garage, wood frame single-family residence designed in the Minimal Traditional architectural style. The building was constructed in 1914 by an unknown architect/builder and was original owned by Ralph and Sefora Flores. Known exterior alterations to the property include: a rear 2nd story horizontal addition and new rear stairs (2008) and roof replacement (2012). Visual inspection reveals that the front windows were replaced, the building was covered with asbestos shingles and a security gate was added to enclose the front entrance porch at unknown dates.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a modified Minimal Traditional style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Outer Mission neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |                  |
|------------------------------------------------------------------------|------------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:            |
| <i>Smada</i>                                                           | <i>11-6-2014</i> |

**Site and Vicinity Photos**



Front of 62 Wanda





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

NOV 21 2014

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PUBLIC LIBRARY

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                |                                                                             | Block/Lot(s)                                 |                                                                 |
| 718 16th Ave                                                                                                                                                                   |                                                                             | 1658/029                                     |                                                                 |
| Case No.                                                                                                                                                                       | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1420E                                                                                                                                                                     | 201405165992                                                                | 5/15/14                                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                    | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Enclose exterior stairway. Make entry at sidewalk level. Finish new exterior wall to match existing style and finish. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class ____                                                                                                                                                                                                                                                                      |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                    |                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                           | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                   |
| <input checked="" type="checkbox"/>                                                                | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>Per PTP Dated 11/6/2014.</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.      |                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                           | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                |
| <input type="checkbox"/>                                                                           | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                           |
| Comments (optional):                                                                               |                                                                                                                                                                                                                                           |
| Preservation Planner Signature: <i>A. Kirby</i> <span style="float: right;"><i>11/14/14</i></span> |                                                                                                                                                                                                                                           |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |            |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                              |            |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           | Signature: |
| Project Approval Action:<br>Select One<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |            |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                           |            |



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
| Modified Project Description:                  |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |           |
|---------------------------------|--|-------------------------|-----------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 11/6/2014 |
|---------------------------------|--|-------------------------|-----------|

### PROJECT INFORMATION:

|                 |                             |               |
|-----------------|-----------------------------|---------------|
| Planner:        | Address:                    |               |
| Alexandra Kirby | 718 16th Avenue             |               |
| Block/Lot:      | Cross Streets:              |               |
| 1628/028        | Fulton and Cabrillo Streets |               |
| CEQA Category:  | Art. 10/11:                 | BPA/Case No.: |
| B               | N/A                         | 2014.1420E    |

### PURPOSE OF REVIEW:

### PROJECT DESCRIPTION:

☒ CEQA    ☐ Article 10/11    ☐ Preliminary/PIC    ☒ Alteration    ☐ Demo/New Construction

DATE OF PLANS UNDER REVIEW: 05/15/2014

### PROJECT ISSUES:

☐ Is the subject Property an eligible historic resource?

☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Environmental Evaluation Application prepared by applicant.

Proposal is to redesign the primary facade, including infill of the side entry.

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS D

NOV 21 2014

## CEQA Categorical Exemption Determination

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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                          |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                          |                                                                             | Block/Lot(s)                                 |                                                                 |
| 2474-2487 Broadway                                                       |                                                                             | 0562/011                                     |                                                                 |
| Case No.                                                                 | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.0458E                                                               |                                                                             | 2/17/14                                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration              | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Remodel facade. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                    |                                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.                |
| <input type="checkbox"/>                                                                           | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions. |
| <input type="checkbox"/>                                                                           | <b>Class</b> _____                                                                                                                                                           |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.) |

|                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                     | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Comments and Planner Signature (optional):</b> Jean Poling                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                            |                                                                                                         |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)</b> |                                                                                                         |
| <input type="checkbox"/>                                                   | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/>                                        | <b>Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>                                                   | <b>Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                                                                                                                              |                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                     | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):                                                                      |
| <input type="checkbox"/>                                                                                                                     | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: <u>11/19/2014</u> (attach HRER)<br>b. Other (specify): |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                         |                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                     | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                            |
| <input type="checkbox"/>                                                                                                                     | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                       |
| Comments (optional): <u>Project will remove a contributor from an eligible historic district - was not found to be a significant impact.</u> |                                                                                                                                                                                                                       |
| Preservation Planner Signature: <u>A. Kirby</u> <u>11/14/14</u>                                                                              |                                                                                                                                                                                                                       |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 3 – Advanced Historical Review </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                              |                     |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           | Signature or Stamp: |
| Project Approval Action:<br>Select One<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                     |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                           |                     |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

NOV 21 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                                                                                                                              |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                                                                                                                                              |                                                                             | Block/Lot(s)                                 |                                                                 |
| 3108 Jackson St.                                                                                                                                                                                                                                                                                                                                             |                                                                             | 0974/--3                                     |                                                                 |
| Case No.                                                                                                                                                                                                                                                                                                                                                     | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1444E                                                                                                                                                                                                                                                                                                                                                   |                                                                             | 1/13/14                                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>ADDITION @ FRONT, REAR & SIDE ELEVATIONS. NEW ELEVATOR TO ALL FLOORS & ASSOCIATED EXCAVATION. EXPANDED GARAGE. REMODEL INCLUDE RECONSTRUCTION OF STAIR INTERIOR PARTITION & BEDROOMS, BATHROOMS. SEISMIC REINFORCEMENT. NEW STUCCO ON EXTERIOR OF BUILDING. NEW DECORATIVE ELEMENTS AT FRONT FACADE |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 - New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maier layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Archeo clearance                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                  | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                               |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PIR form dated 10/31/2014, see attached |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b> |                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                            |
| <input checked="" type="checkbox"/>                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                       |
| <b>Comments (optional):</b><br><br>                                                                  |                                                                                                                                                                                                                                                       |
| <b>Preservation Planner Signature:</b>                                                               |                                                                                                                                                                                                                                                       |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                   |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review         </div> |                                     |
| <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                   |                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                               |                                     |
| <b>Planner Name:</b> Allison Vanderslice                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                   | <b>Signature:</b><br><br>11/14/2014 |
| <b>Project Approval Action:</b><br>Select One Building Permit<br><small>*If Discretionary Review Before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                     |                                                                                                                                                                                                                                                                                                   |                                     |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                   |                                     |



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400

San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |            |                         |            |
|---------------------------------|------------|-------------------------|------------|
| Preservation Team Meeting Date: | 10/31/2014 | Date of Form Completion | 10/31/2014 |
|---------------------------------|------------|-------------------------|------------|

### PROJECT INFORMATION:

|                     |                              |               |  |
|---------------------|------------------------------|---------------|--|
| Planner:            | Address:                     |               |  |
| Allison Vanderslice | 3108 Jackson Street          |               |  |
| Block/Lot:          | Cross Streets:               |               |  |
| 0974/003            | Lyon Street and Presidio Ave |               |  |
| CEQA Category:      | Art. 10/11:                  | BPA/Case No.: |  |
| B                   |                              | 2014.1444E    |  |

### PURPOSE OF REVIEW:

### PROJECT DESCRIPTION:

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|

DATE OF PLANS UNDER REVIEW: 1/13/2014

### PROJECT ISSUES:

|                                                                                                                                                                                                                                                                                                                                                 |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                             | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                        | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                                                                                                                                                               |                                                        |
| The proposed project includes alterations of an existing single-family home, interior remodel, reconfiguring the front facade, and expanding the roof deck and roof penthouse. The project sponsor provided an Historic Resource Evaluation (HRE) report by Tim Kelley Consulting for 3108 Jackson Street (dated June 2014) to aid this review. |                                                        |

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor                                    |                                                               |                           |

|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

The Department agrees with the conclusion of the HRE report for 3108 Jackson Street. The building stands on the north side of Jackson Street in the Pacific Heights neighborhood. Constructed in 1916, the subject property is a two-story-over-basement with penthouse, rectangular-plan, single-family residential building with some Classical Revival detailing. The building was constructed for Diedrick Dangers primarily as a rental property by local builder William Cleeve Carson.

Constructed in 1916, the building was built after the initial development of the Pacific Heights neighborhood during the 1890s and early 1900s and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report for the subject property, no significant persons are associated with the property and it is not significant under Criterion 2.

Based on the HRE report, local builder William Cleeve Carson is not a master builder. The building features some Classical Revival-style detailing but is not a distinguished example of this style nor is it a significant example of a type or period. Therefore, the subject property is not significant under Criterion 3.

The subject building is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

The subject property is outside of the eligible Pacific Heights historic district with boundaries roughly between Lyon Street, Pacific Avenue, Steiner Street and Green Street. Furthermore, this area lacks the cohesion necessary to be considered a historic district.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 11-13-2014 |



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824



SAN FRANCISCO  
PLANNING DEPARTMENT

NOV 21 2014

SAN FRANCISCO  
PUBLIC LIBRARY

## CEQA Categorical Exemption Determination

## PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                       |                                                                             |                                              |                                                                 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                       |                                                                             | Block/Lot(s)                                 |                                                                 |
| 21 Laidley St.                                                                        |                                                                             | 6651/014                                     |                                                                 |
| Case No.                                                                              | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.0813E                                                                            |                                                                             | 3/20/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                           | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                 |                                                                             |                                              |                                                                 |
| Horizontal rear expansion and excavation to create garage. <i>Facade alterations.</i> |                                                                             |                                              |                                                                 |

## STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                     |                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                 | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>                                                                            | <b>Class</b> _____                                                                                                                                                                 |

## STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |



|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                         |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Project to follow recommendations of 4/19/14 geotechnical report by H. Allen Gruen. Archeo clearance.                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5. <i>per HPER part 1 dated 9/8/2014</i>       |
| <input type="checkbox"/>            | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input checked="" type="checkbox"/>  | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input checked="" type="checkbox"/>  | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                          |
| <input type="checkbox"/>                                                                             | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner <b>MUST</b> check one box below. |                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                |
| <input checked="" type="checkbox"/>                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>           |
| Comments (optional):                                                                                 |                                                                                                                                                                                                           |
| <p><i>Gretchen A. Hilgard</i> 10/31/2014</p>                                                         |                                                                                                                                                                                                           |
| Preservation Planner Signature                                                                       |                                                                                                                                                                                                           |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required.</b> The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                              |
|                                                                                                                                                                                                                                                                                                                                                                    | Planner Name: <i>Gretchen A. Hilgard</i>                                                                                                                                                                                                                                                                                  | Signature or Stamp:<br><i>Gretchen A. Hilgard</i> 11/14/2014 |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Project Approval Action:</b><br>Select One <i>Building permit</i><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                     |                                                              |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                              |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* September 4, 2014  
*Case No.:* 2014.0813E  
*Project Address:* 21 Laidley Street  
*Zoning:* RH-1 (Residential – House, One-Family)  
40-X Height and Bulk District  
*Block/Lot:* 6651/014  
*Staff Contact:* Gretchen Hilyard (Preservation Planner)  
(415) 575-9109  
[gretchen.hilyard@sfgov.org](mailto:gretchen.hilyard@sfgov.org)

1650 Mission  
Suite 400  
San Francisco  
CA 94103-2

Reception  
415.558.6

Fax:  
415.558.6

Planning  
Information:  
415.558.6

### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

21 Laidley Street is located on the east side of Laidley Street between 30<sup>th</sup> and Harper Streets in the Glen Park neighborhood of San Francisco. 21 Laidley Street is located on an irregular-shaped lot measuring approximately 44 ft. x 164 ft. within a RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District.

The subject property contains two buildings—a two-story, wood-frame single-family residence originally constructed in 1908 by builder Will Jacobs; and a one-story concrete-block ancillary structure/studio that was constructed in a vernacular tradition at the rear of the lot in 1947. The residence was completely redesigned in the Streamline Moderne architectural style in 1941 by then owner, Margaret De Patta, a prolific Bay Area jewelry designer and artist.

#### Pre-Existing Historic Rating / Survey

The subject property is not included in any historic resource surveys or listed on any local, state or national registries. The building is considered a "Category B" property (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to its age (constructed in 1908).

#### Neighborhood Context and Description

The subject property is located along the northern edge of the Glen Park neighborhood in close proximity to the Noe Valley neighborhood of San Francisco. According to the *Supplemental Information Form for Historic Resource Determination prepared by Left Coast Architectural History*,

"Laidley Street was first settled as a working class enclave of small cottages; many constructed in the years immediately following the 1906 Earthquake. This was the result of working class families being forced out of their original communities in the decimated Mission District and only being able to afford property on what was then considered to be the steep, inaccessible, and inconvenient hillside. As the twentieth century progressed, a comfortable distance from Downtown, the relative quietude of the Glen Park neighborhood, and the views offered by the hillside lots of Laidley Street led more upper class people to move into the area. They built new

infill or remodeled existing cottages into large modern houses, turning Laidley Street into an upper class enclave.”<sup>1</sup>

## CEQA Historical Resource(s) Evaluation

### Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.” The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

| Individual                                                                                                            | Historic District/Context                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                              | Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                           |
| Criterion 2 - Persons: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                            | Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                         |
| Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                       | Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                    |
| Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                    | Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                 |
| Period of Significance: 1936-ca. 1951                                                                                 | Period of Significance:<br><input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor                           |

Based on the information provided in the *Supplemental Information Form for Historical Resource Determination* prepared by Left Coast Architectural History, additional research by staff, and information found in the Planning Department files, Preservation staff finds that the subject building is eligible for inclusion on the California Register as an individual resource under Criterion 2.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Based on the information found in the Planning Department, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district under Criterion 1. To be eligible under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

The subject property was constructed in 1908 and remodeled in 1941. Although the property follows the general development trend for the neighborhood of redeveloping smaller cottages into larger modern residences, the property does not have a specific association with this trend such that would qualify it for listing under Criterion 1.

Therefore, the subject property is not eligible for listing in the California Register under Criterion 1.

<sup>1</sup> Left Coast Architectural History, *Supplemental Information Form for Historic Resource Determination* for 21 Laidley Street, 19 March 2014.



**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

The subject property was owned by nationally acclaimed jewelry designer, Margaret De Patta, from 1936 to 1958. De Patta resided at the property from 1936 until ca. 1951, when she and husband Eugene Bielawski moved their primary residence to Napa, California. De Patta used the main residence as her studio from 1936 until she built the free-standing studio building at the rear of the subject property in 1947. Upon her return from Chicago in 1941, De Patta transformed the existing one-story Victorian cottage (originally constructed in 1908) into a two-story Streamline Moderne style residence that evoked her modern design aesthetic and the Bauhaus principles by which she lived. The building is directly related to her life's work and she created many of her jewelry designs in the house and studio during her life. The building represents the productive life and career of Margaret de Patta and is eligible for listing in the California Register under Criterion 2.

21 Laidley Street is eligible for listing individually in the California Register under Criterion 2 for its association with Bay Area jewelry designer Margaret De Patta, who achieved national recognition for her influential jewelry designs during the period in which she owned, lived and housed her jewelry design studio at the subject property.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

21 Laidley Street consists of a two-story single-family residence constructed as a one-story, gable-roofed cottage in 1908 and modified to a two-story Streamline Moderne style residence in 1941. An artist studio building was constructed at the rear of the lot in 1947.

The building is not an important example of a type, period or style, nor an example of the work of a master, nor does it express high artistic value. No building permits exist for the 1941 alterations to the property that converted it from one to two stories. Contemporary accounts of De Patta's friends and colleagues state that she did much of the alteration work herself, including laying the glass block wall at the corner of the primary façade and designing all interior furnishings and finishes. De Patta was not a trained architect or contractor, and would have required the assistance of an architect or builder/contractor to assist in the construction of the more complex aspects of the large-scale remodel. The property is not associated with a known master architect or builder.

The 1936-1947 alterations to the property by De Patta are expressive of her Bauhaus philosophies and mark an important period in her artistic career and life. However, the subject property is not a well-defined example of the Streamline Moderne style and does not rise to the level of architectural significance or expression required to qualify for listing under Criterion 3.

Therefore, the subject property is not eligible for listing in the California Register under Criterion 3.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject property is not significant under Criterion 4, which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type.

## Step B: Integrity

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

**Location:** ☒ Retains ☐ Lacks  
**Association:** ☒ Retains ☐ Lacks  
**Design:** ☒ Retains ☐ Lacks  
**Workmanship:** ☒ Retains ☐ Lacks

**Setting:** ☒ Retains ☐ Lacks  
**Feeling:** ☒ Retains ☐ Lacks  
**Materials:** ☒ Retains ☐ Lacks

The subject property currently reflects the alterations made by former owner Margaret De Patta, who transformed the existing one-story residence (originally constructed in 1908) into a two-story Streamline Moderne style residence with rear studio from 1936-1947. De Patta's constructed a 2<sup>nd</sup> story room with access stair and new entrance in 1936. She then completed major alterations in 1941 to convert the existing building to its present appearance by adding a second story addition, recladding the front façade with stucco and glass block, and other modern materials and detailing (no permits exist for this work, but historic photographs and contemporary accounts provide evidence of these changes).

Since De Patta's occupancy at 21 Laidley Street, the subject property has experienced several alterations to the interior and rear of the property. Permitted alterations include: remodeling the kitchen (1960); legalization of the lower level apartment (1964); relocation of the existing deck stair from the rear to side, relocation of a bedroom door, and enlargement of bathroom (1965); extension of the 2<sup>nd</sup> floor 8'1" to the rear covered with rustic siding; remodeling of bedroom and bathroom, enlargement of interior entry and stair, and alteration of front windows (1967); installation of a fire place on top floor and installation of patio door to deck (1969); replacement of rear upper windows with sliding glass doors (1978); construction of a concrete planter and fence (1979); replacement of deck (1994); covering and enclosing deck off master bedroom with sunroom (2004); and remodeling bathroom (2006). Visual inspection also reveals that the side projecting aluminum-sash window box was replaced with a vinyl window box (ca. 2011).

Evaluation of integrity under Criterion 2 employs a test of whether or not a historic contemporary would recognize the property today. Although many changes have occurred to the rear façade and the interior finishes and furnishings of the property have been replaced, the main residence and studio retain their overall appearance, design, massing, height and Streamline Moderne features as designed by Margaret de Patta during her ownership and occupancy of the property from 1936-ca. 1951.

The building retains high integrity of location, design, workmanship, feeling and materials. Many of the buildings on Laidley Street have contemporary façade alterations that diminish integrity of setting. However, the building retains its integrity of setting overall since the property continues to be located within a residential neighborhood of mostly single-family houses and the unique grading of Laidley Street has remained unchanged since the period of significance. The removal of interior features has diminished the integrity of association, as many of these elements were custom design by Margaret de Patta for the house. However, despite these changes, the exterior of the building clearly shows the design

that she employed for the property in 1941 to convert it to a Streamline Modern residence and the property retains overall integrity of association with de Patta.

Overall, 21 Laidley Street retains sufficient integrity to convey its significance for association with nationally-recognized modern jeweler Margaret De Patta such that would qualify the property for listing on the California Register as an individual resource under Criterion 2.

### Step C: Character Defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of 21 Laidley Street include:

- Relationship of the two-story Streamline Moderne style main residence and one-story rear studio on the site.
- Location, footprint, massing, size and configuration of main residence and studio.
- Orientation of the main residence perpendicular to the street/sidewalk.
- Two intersection wall planes and vertically oriented window openings on the primary façade of the main residence.
- Streamline Moderne style detailing of main residence including:
  - Entry canopy with speed lines and side entry door
  - Rounded two-story glass block corner feature
  - Slight overhanging cornice
- Stucco façade materials.

### CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
- ☐ Contributor to an eligible Historic District
- ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

### PART I: SENIOR PRESERVATION PLANNER REVIEW

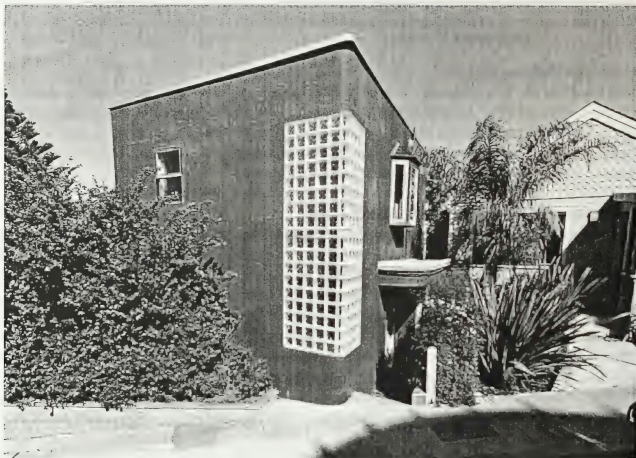
Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 9-8-2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File

GH: G:\Documents\HRER\21 Laidley\21 Laidley Street\_HRER\_Part I.doc

IMAGES



View of 21 Laidley Street looking northeast, 2014. Image courtesy of Google Street View.



Historic view of 21 Laidley Street looking east, 1941. Image featured in *Space, Light, Structure: The Jewelry of Margaret de Patta* courtesy of the Margaret de Patta Archives, Bielawski Trust, Point Richmond, CA.





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

NOV 21 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                             |                                                                             |                                              |                                                                 |
|-------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                             |                                                                             | Block/Lot(s)                                 |                                                                 |
| 2741-2743 Greenwich St.                                     |                                                                             | 0942/028                                     |                                                                 |
| Case No.                                                    | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1374E                                                  |                                                                             | 8/12/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.       |                                                                             |                                              |                                                                 |
| Vertical and horizontal addition; front facade changes.     |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |



|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments and Planner Signature (optional): Jean Poling<br>Archeo clearance.                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                  | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                      |
| <input checked="" type="checkbox"/>                                                           | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated 11/3/2014, see attached. |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                      | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                            |
| <input checked="" type="checkbox"/>                                                           | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                       |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                                       |
| Preservation Planner Signature: <u>Allison Vandershake</u>                                    |                                                                                                                                                                                                                                                       |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                     |
| Planner Name: <u>Allison Vandershake</u>                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                    | Signature: <u>Allison Vandershake</u><br>11/14/2014 |
| Project Approval Action:<br><u>Select One</u> Building Permits<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |                                                     |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                    |                                                     |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Preservation Team Meeting Date: 11/3/2014 Date of Form Completion 11/3/2014

### PROJECT INFORMATION:

|                     |                            |               |
|---------------------|----------------------------|---------------|
| Planner:            | Address:                   |               |
| Allison Vanderslice | 2741-2743 Greenwich Street |               |
| Block/Lot:          | Cross Streets:             |               |
| 0942/028            | Baker and Broderick        |               |
| CEQA Category:      | Art. 10/11:                | BPA/Case No.: |
| B                   |                            | 2014.1374E    |

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PURPOSE OF REVIEW:

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|

### PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 08/12/2014

### PROJECT ISSUES:

|                                                                                                                                                                                             |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                         | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                    | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                           |                                                        |
| The proposed project includes a vertical and horizontal addition as well as alterations to the front facade and interior remodel. The property will remain a two unit residential building. |                                                        |

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor                                    |                                                               |                           |

|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

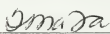
**PRESERVATION TEAM COMMENTS:**

Based on the Supplemental Information for Historic Resource Determination (Supplemental) form completed for the subject property and additional research by Department staff, the subject property at 2741-2743 Greenwich Street is not a historical resource under CEQA.

Based on research and information gathered by the Department in 2013, an eligible Cow Hollow First Bay Tradition Historic District is located in this section of the Cow Hollow/Marina neighborhood. The period of significance for this district is 1888-1914. The district was defined as roughly bounded by Lyon Street to the west, Vallejo Street to the south, Scott Street to the east, and Greenwich Street to the north, see PTR Form for Case 2013.1147E. Department staff further refined the district boundaries to Filbert Street, one block south of the subject property, see 2014 HRER for Case 2013.0433E. Review of the subject block face confirms that it would not contribute to this eligible district due to the wide range of building styles and massing seen on this street and that the majority of buildings were constructed after the district's period of significance.

Constructed in 1953, the building was built after the majority of the nearby Marina/Cow Hollow neighborhood was developed and it does not appear to be associated with any significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form and additional research by Department staff, no significant persons are associated with the property. Therefore, the subject property is not significant under Criterion 2. Based on the original building permit application, the building was constructed by local contractor Moresi & DeLucchi. Review of Department records did not identify either Albert DeLucchi or Raymond Moresi as master builders. The subject building is not a distinguished example of a type or style. Therefore, the subject property is not significant under Criterion 3.

The subject building is not likely significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 11-13-2014 |



2741 GREENWICH



1 SUBJECT PROPERTY.

2741 GREENWICH

1. SUBJECT PROPERTY.  
LOOKING EAST





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

DEC - 2 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                              |                                                                                        |                                              |                                                                 |
|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                              |                                                                                        | Block/Lot(s)                                 |                                                                 |
| 459 Clipper Street                                                           |                                                                                        | 6555/038A                                    |                                                                 |
| Case No.                                                                     | Permit No.                                                                             | Plans Dated                                  |                                                                 |
| 2014.0950E                                                                   |                                                                                        | 1/4/14                                       |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                  | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                        |                                                                                        |                                              |                                                                 |
| Demolition of single-family home and new construction of single-family home. |                                                                                        |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class__                                                                                                                                                                                                                                                                         |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                              | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                          | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                          | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comments and Planner Signature (optional): Jean Poling<br>Archeo Clearance.                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input type="checkbox"/>            | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | 1. Change of use and new construction. Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                      | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | Project is not listed. GO TO STEP 5.                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project does not conform to the scopes of work. GO TO STEP 5.                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                      | Project involves four or more work descriptions. GO TO STEP 5.                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                      | Project involves less than four work descriptions. GO TO STEP 6.                                                                                                                                                                                                                                                                                                                                                        |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                     |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                     |
| <input type="checkbox"/>             | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                               |
| <input type="checkbox"/>             | 2. Interior alterations to publicly accessible spaces.                                                                                                                              |
| <input type="checkbox"/>             | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                      |
| <input type="checkbox"/>             | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.                                                                                 |
| <input type="checkbox"/>             | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.                                                                            |
| <input type="checkbox"/>             | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                     |
| <input type="checkbox"/>             | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                |
| <input checked="" type="checkbox"/>                                                                  | 9. Other work that would not materially impair a historic district (specify or add comments):<br>Per PTR form dated 7/16/2014 (see attached)<br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) <u>ma dr</u> |
| <input type="checkbox"/>                                                                             | 10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify):                                      |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b> |                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                             | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                                    |
| <input checked="" type="checkbox"/>                                                                  | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                        |
| Comments (optional):                                                                                 |                                                                                                                                                                                                                                          |
| Preservation Planner Signature: Allison K. Vanderslice                                               |                                                                                                                                                                                                                                          |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br>STOP! Must file an Environmental Evaluation Application. |                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                    | Planner Name: Allison Vanderslice<br>Project Approval Action:<br>Building Permit<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                   | Signature:<br>Allison K. Vanderslice<br><small>Digitally signed by Allison K. Vanderslice<br/>DN: cn=org, c=us, o=City of San Francisco, ou=City Planning, ou=Environmental Planning, email=Allison.Vanderslice@sfgov.org, email=Allison.Vanderslice@sfgov.org<br/>Date: 2014.11.19 11:02:55 -0800</small> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                            |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |           |                         |           |
|---------------------------------|-----------|-------------------------|-----------|
| Preservation Team Meeting Date: | 7/16/2014 | Date of Form Completion | 7/16/2014 |
|---------------------------------|-----------|-------------------------|-----------|

| PROJECT INFORMATION: |                            |               |
|----------------------|----------------------------|---------------|
| Planner:             | Address:                   |               |
| Allison Vanderslice  | 459 Clipper Street         |               |
| Block/Lot:           | Cross Streets:             |               |
| 6555/038A            | Diamond and Castro Streets |               |
| CEQA Category:       | Art. 10/11:                | BPA/Case No.: |
| B                    |                            | 2014.0950E    |

| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                                   |                                  |
|---------------------------------------|-------------------------------------|--------------------------------------------------------|----------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC                  | <input type="radio"/> Alteration |
|                                       |                                     | <input checked="" type="radio"/> Demo/New Construction |                                  |

|                             |            |
|-----------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 05/16/2014 |
|-----------------------------|------------|

| PROJECT ISSUES:                                                                                                                                                                                                                                                                                                                                                                            |                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                        | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                   | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                                                                                                                                                                                                          |                                                        |
| <p>The proposed project consists of demolition of a one-story-over-basement single-family home and garage building constructed in 1925 and the construction of a three-story-over-basement single-family residence. A Historical Evaluation Report (HRE) by Tim Kelley Consulting (dated October 2013) for 459 Clipper Street was submitted by the project sponsor to aid this review.</p> |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                       |                                                                                    |                                |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------|
| Historic Resource Present                                                                                             |                                                                                                                       | <input checked="" type="radio"/> Yes                                               | <input type="radio"/> No *     |
|                                                                                                                       |                                                                                                                       | <input type="radio"/> N/A                                                          |                                |
| Individual                                                                                                            | Historic District/Context                                                                                             |                                                                                    |                                |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                                                    |                                |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                                | Criterion 1 - Event:           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                                | Criterion 2 - Persons:         |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                                | Criterion 3 - Architecture:    |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                                | Criterion 4 - Info. Potential: |
| Period of Significance:                                                                                               | Period of Significance:                                                                                               |                                                                                    |                                |
| n/a                                                                                                                   | 1890-1914                                                                                                             |                                                                                    |                                |
|                                                                                                                       |                                                                                                                       | <input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor |                                |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

Based on the HRE completed for the subject property and additional research by Department staff, the subject property at 459 Clipper Street is not an individual historical resource under CEQA. The property is a non-contributor to an eligible historic district.

Constructed in 1925, the buildings were built after the development of the Noe Valley neighborhood and subject buildings do not appear to be associated with significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE, no significant persons are associated with the property and the subject property is not significant under Criterion 2. The subject buildings are not a distinguished example of a style, type, region or method of construction. The buildings were constructed by local builder James Arnott & Sons and do not represent the work of a master. Therefore, the subject property is not significant under Criterion 3. The subject buildings are not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

The Department previously identified an eligible historic district that includes the subject block (see HRER for Case 2011.1354E dated 4/12/2012). The district was found to be significant under Criterion 3 due to a high concentration of cohesive vernacular Victorian and Edwardian residences that includes a collection of residence with Queen Anne detailing. The period of significance (POS) for the eligible district is 1890-1914. While a formal survey has not been completed, suggested boundaries are the subject block between Diamond and Castro streets and Diamond Street between Clipper and 26th streets. Character-defining features for the district are the following: asymmetrical facade with entrance stairs and recessed landing area, front retaining wall and stepped/terrace yard, detached buildings with side setbacks, low building height consisting of one- to two-stories, shaped roof form consisting primarily of front-facing gables, wood horizontal board or shingle cladding, and double-hung windows. The subject property is a non-contributor as it was constructed outside of the POS.

The proposed project design would be required to conform with the Planning Department's Residential Design Guidelines (RDG), which mandate conformity with the neighborhood character. Therefore, the demolition of the non-contributor and the proposed construction that would be RDG compliant would not materially impair the eligible historic district and its surroundings such that it does not retain those physical characteristics outlined above that justify its eligibility for listing.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 8-1-2014 |

## PART I HISTORICAL RESOURCE EVALUATION

459 CLIPPER STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPARTMENT

DEC - 2 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                            |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                            |                                                                             | Block/Lot(s)                                 |                                                                 |
| 365 Liberty St.                                                                                                                                                                                                                            |                                                                             | 3605/032                                     |                                                                 |
| Case No.                                                                                                                                                                                                                                   | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1230E                                                                                                                                                                                                                                 | 201404173537                                                                | 7/30/13                                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>HORIZONTAL EXTENSION. RENOVATE + EXPAND SINGLE FAMILY HOME. ADD FOURTH LEVEL.<br>EXPAND HORIZONTAL BASEMENT/GARAGE, 1ST, 2ND & 3RD FLOORS. ADD 4TH FLOOR (VERTICAL<br>EXPANSION.) |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                     |                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                 | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>                                                                            | <b>Class</b> _____                                                                                                                                                                 |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required</u>, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                              | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Project will follow recommendations of 6/15/14 Gruen geotech report. Archeo clearance.                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input checked="" type="checkbox"/> | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

- |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/> | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/> | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/> | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/> | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |

Note: Project Planner must check box below before proceeding.

- |                                     |                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Project is not listed. <b>GO TO STEP 5.</b>                                    |
| <input type="checkbox"/>            | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>    |
| <input type="checkbox"/>            | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>            | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b> |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.

- |                          |                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/> | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/> | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/> | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/> | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/> | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/> | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                     |                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                            | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                 | 9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PPE form dated 11/20/2014.</i> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                |                                                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                            | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                   |
| <input checked="" type="checkbox"/>                                                                                                 | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                              |
| Comments (optional):<br><div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;">Gretchen A. Hilyard 11/20/2014</div> |                                                                                                                                                                                                                                              |
| Preservation Planner Signature: _____                                                                                               |                                                                                                                                                                                                                                              |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |
| Planner Name: <i>Gretchen A. Hilyard</i>                                                                                                                                                                                                                                                                                                                           | Signature or Stamp:<br><div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;">Gretchen A. Hilyard 11/20/2014</div>                                                                                                                                                                                 |
| <b>Project Approval Action:</b><br><b>Select One</b><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                              |                                                                                                                                                                                                                                                                                                                    |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                    |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 11/17/2014 |
|---------------------------------|--|-------------------------|------------|

|                             |                    |               |
|-----------------------------|--------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                    |               |
| Planner:                    | Address:           |               |
| Gretchen Hilyard            | 365 Liberty Street |               |
| Block/Lot:                  | Cross Streets:     |               |
| 3605/032                    | 22nd Street        |               |
| CEQA Category:              | Art. 10/11:        | BPA/Case No.: |
| B                           | n/a                | 2014.1230E    |

|                                       |                                     |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC       | <input checked="" type="radio"/> Alteration |
|                                       |                                     | <input type="radio"/> Demo/New Construction |                                             |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 7/30/2014 |
|------------------------------------|-----------|

|                                                                                                |                                                        |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                         |                                                        |
| <input checked="" type="checkbox"/>                                                            | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                       | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                              |                                                        |
| Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated March 2014). |                                                        |
| Proposed Project: horizontal and vertical additions, expansion of basement/garage.             |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

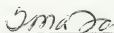
**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Tim Kelley Consulting (dated March 2014) and information found in the Planning Department files, the subject property at 365 Liberty Street contains a 2-story-over raised basement, wood frame single-family residence designed in a Vernacular tradition with some Craftsman influences. The building was constructed in 1912 by builder O.E. Evans for Carl Johnson. Known exterior alterations to the property include: Construction of a concrete bulkhead and concrete steps (1923), stucco replacement (1935), construction of a garage (1956), window replacement (1986 and 1990), installation of aluminum siding (1986), and re-roofing (2007).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular/Craftsman style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Eureka Valley neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 11-20-2014 |

## PART I HISTORICAL RESOURCE EVALUATION

365 LIBERTY STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM







SAN FRANCISCO  
**PLANNING DEPARTMENT**

GOVERNMENT  
DOCUMENTS DEPT

DEC - 2 2014

**CEQA Categorical Exemption Determination**

SAN FRANCISCO  
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                       |                                                                                        |                                                         |                                                                 |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                       |                                                                                        | Block/Lot(s)                                            |                                                                 |
| 831 Chenery St.                                                                       |                                                                                        | 6738/020                                                |                                                                 |
| Case No.                                                                              | Permit No.                                                                             | Plans Dated                                             |                                                                 |
| 2014.1313E                                                                            |                                                                                        | 7/22/2014                                               |                                                                 |
| <input type="checkbox"/> Addition/<br>Alteration                                      | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input checked="" type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                 |                                                                                        |                                                         |                                                                 |
| Demolition of existing single-family home and construction of new single-family home. |                                                                                        |                                                         |                                                                 |

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Category A: Known Historical Resource. <b>GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.

- |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/> | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/> | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/> | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/> | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |

**Note: Project Planner must check box below before proceeding.**

- |                                     |                                                                                |
|-------------------------------------|--------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Project is not listed. <b>GO TO STEP 5.</b>                                    |
| <input type="checkbox"/>            | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>    |
| <input type="checkbox"/>            | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>   |
| <input type="checkbox"/>            | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b> |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.

- |                          |                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/> | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/> | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input type="checkbox"/> | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/> | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/> | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/> | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                               |
| <input checked="" type="checkbox"/>                                                           | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PTP form dated 11/20/2014</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                                   |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                       |
| Comments (optional):<br><i>Gutcheva A. Hilyal 11/24/2014</i>                                  |                                                                                                                                                                                                                                         |
| Preservation Planner Signature:                                                               |                                                                                                                                                                                                                                         |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                         |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                             | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                                                                                                                                                                                                                                                         |                                                       |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                  | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |                                                                                                                                                                                                                                                         |                                                       |
| <table border="1"> <tr> <td> Planner Name: <i>Gutcheva A. Hilyal</i><br/> Project Approval Action:<br/> Select One Planning Commission<br/> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> <td> Signature:<br/> <i>Gutcheva A. Hilyal</i><br/> 11/24/2014 </td> </tr> </table> |                                                                                                                                                                                                                                                                                                             | Planner Name: <i>Gutcheva A. Hilyal</i><br>Project Approval Action:<br>Select One Planning Commission<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. | Signature:<br><i>Gutcheva A. Hilyal</i><br>11/24/2014 |
| Planner Name: <i>Gutcheva A. Hilyal</i><br>Project Approval Action:<br>Select One Planning Commission<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                              | Signature:<br><i>Gutcheva A. Hilyal</i><br>11/24/2014                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                         |                                                       |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.                   |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                         |                                                       |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
| <br><br><br>                                   |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
| <br><br>                                                                                                                                                                                                                                                                                                                                                           | <br><br>                                                                |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 11/19/2014 |
|---------------------------------|--|-------------------------|------------|

### PROJECT INFORMATION:

|                  |                    |               |  |
|------------------|--------------------|---------------|--|
| Planner:         | Address:           |               |  |
| Gretchen Hilyard | 831 Chenery Street |               |  |
| Block/Lot:       | Cross Streets:     |               |  |
| 6738/020         | Chilton Avenue     |               |  |
| CEQA Category:   | Art. 10/11:        | BPA/Case No.: |  |
| A                | n/a                | 2014.1313E    |  |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| PURPOSE OF REVIEW:                    |                                     |                                       | PROJECT DESCRIPTION:                        |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |           |
|-----------------------------|-----------|
| DATE OF PLANS UNDER REVIEW: | 7/22/2014 |
|-----------------------------|-----------|

|                                                                                                 |                                                        |
|-------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| PROJECT ISSUES:                                                                                 |                                                        |
| <input checked="" type="checkbox"/>                                                             | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                        | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                               |                                                        |
| Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated January 2014). |                                                        |
| Proposed Project: Demolition and new construction.                                              |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| PRESERVATION TEAM REVIEW:                                                                                             |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Evaluation (HRE) prepared by Tim Kelley Consulting (dated January 2014) and information found in the Planning Department files, the subject property at 831 Chenery Street contains 1-story-over-basement, wood frame, single-family residence constructed in ca. 1907 (source: Water Tap Records) in a vernacular tradition by an unknown architect/builder for original owner Anna D. Roller. The building was occupied by Patrick Raftery and family from 1908 to 1957. Known exterior alterations to the property include: enclosure of the entry porch (1926), enlargement of the rear south east corner of the building (prior to 1938), the addition of a rear enclosed porch (prior to 1938), and recladding with wood singles (1973).

The building was previously found to be eligible for listing in the California Register under Criteria 1 and 3 as part of the Glen Park Area Plan. However, these findings were not substantiated by evidence in the Historic Resource Evaluation conducted for the plan. The HRE prepared by Tim Kelley Consulting for the current proposed project uncovered new information to conclude that the building is not eligible for listing due to lack of significance. See the HRE report for more information. No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family cottage that was modified over time from its original appearance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Glen Park neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. The area was previously surveyed for potential historic districts as part of the historic resource studies conducted for the Glen Park Area Plan and no historic district was identified in this area.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 11-20-2014 |

## PART I HISTORICAL RESOURCE EVALUATION

831 CHENERY STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS

DEC - 2 2

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PUBLIC LIBRARY

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                     |                                                                             |                                              |                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                     |                                                                             | Block/Lot(s)                                 |                                                                 |
| 15 25th Ave North.                                                                                                                                                                                  |                                                                             | 1301/006A                                    |                                                                 |
| Case No.                                                                                                                                                                                            | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1466E                                                                                                                                                                                          |                                                                             | 8/15/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                         | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>85 sf addition, partial demo of second floor, add new roof over remaining first floor, facade changes with new exterior doors and windows. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 - New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                              | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                          | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Project will follow recommendations of 9/9/14 Rockridge geotech report.                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input checked="" type="checkbox"/>  | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                                                                                                                   |                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                          | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                          |
| <input type="checkbox"/>                                                                                                          | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.                                     |                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                          | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                              |
| <input checked="" type="checkbox"/>                                                                                               | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                  |
| Comments (optional): project will be further reviewed by the Residential Design Team for compatibility with neighborhood context. |                                                                                                                                                                                                    |
| Preservation Planner Signature: <i>Justine A. Hall</i> 11/24/14                                                                   |                                                                                                                                                                                                    |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                      |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br>STOP! Must file an Environmental Evaluation Application. |                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                         |                                               |
|                                                                                                                                                                                                                                                                                                                                                                    | Planner Name: <i>Alexander A. Hall</i>                                                                                                                                                                                                                                                               | Signature: <i>Justine A. Hall</i><br>11/24/14 |
|                                                                                                                                                                                                                                                                                                                                                                    | Project Approval Action:<br>Select One <i>Building permit</i><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                      |                                               |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                      |                                               |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 11/19/2014 |
|---------------------------------|--|-------------------------|------------|

| PROJECT INFORMATION: |                      |               |
|----------------------|----------------------|---------------|
| Planner:             | Address:             |               |
| Gretchen Hilyard     | 15 25th Avenue North |               |
| Block/Lot:           | Cross Streets:       |               |
| 1301/006A            | Sea Cliff Avenue     |               |
| CEQA Category:       | Art. 10/11:          | BPA/Case No.: |
| B                    | n/a                  | 2014.1466E    |

| PURPOSE OF REVIEW:                    |                                     |                                       | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |           |
|-----------------------------|-----------|
| DATE OF PLANS UNDER REVIEW: | 8/15/2014 |
|-----------------------------|-----------|

| PROJECT ISSUES:                                                                                                                 |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                             | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                        | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                               |                                                        |
| Submitted: Supplemental Information for Historic Resource Determination Form prepared by Johanna Street dated 7/25/2014.        |                                                        |
| Proposed project is for a 85 sf addition, partial demolition of 2nd floor, new roof over remaining first floor, facade changes. |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input checked="" type="radio"/> Yes                                                                                  | <input type="radio"/> No *                                    | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input type="radio"/> No            |                           |
| Criterion 2 -Persons:                                                                                                 | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 -Persons:                                                                                                 | <input type="radio"/> Yes <input type="radio"/> No            |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input checked="" type="radio"/> Yes <input type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input type="radio"/> No            |                           |
| Period of Significance:                                                                                               |                                                               | Period of Significance:                                                                                               | 1906 - ca. 1930                                               |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor                                    |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

See attached narrative.

|                                                                        |                   |
|------------------------------------------------------------------------|-------------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:             |
| <i>Maia</i>                                                            | <i>11-20-2014</i> |

According to the Supplemental Information for Historic Resource Determination form prepared by Johanna Street (dated July 25, 2014) and information found in the Planning Department files, the subject property at 15 25<sup>th</sup> Avenue contains a two-story single-family residence designed in the Mid-Century Modern architectural style. The subject property was heavily modified in the 1960s-1980s to its current appearance. Originally, the building was designed as a one-story bungalow by the architecture firm Stedman and Williams of Palo Alto for original owner T. M. Young. The subject property is located in the Seacliff neighborhood of San Francisco. Known exterior alterations to the property include: the addition of a second story and central tower staircase, and partial horizontal extension of the 1<sup>st</sup> story (1966, owners: Sinclair and May Jean Louie, architect: C.F. Giuliano); addition of a bedroom, bathroom and kitchenette above the existing garage (1985, architect: Ernest E. Lee).

The subject building is not architecturally distinctive such that would qualify it for listing in the California Register under Criterion 3. The architects associated with the 1960s and 1980s alterations to the building were not included in the San Francisco Modern Context Statement and no information was uncovered to indicate that either of the architects should be considered masters. The building today is characterized by the 1960s and 1980s alterations, which modified the building from its original one-story character. No known historic events occurred at the site (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is located within the boundaries of the eligible Seacliff Historic District. The district was identified in several Historic Resource Evaluation Responses dating from 2007 to 2014. The district is eligible under California Register Criterion 3 as an example of a City-Beautiful inspired planned residential development in San Francisco. The period of significance extends from 1906, the date the first Sea Cliff Subdivision was created until circa 1930, by which time the majority of the lots were occupied. This eligible historic district has not been formally surveyed or evaluated. The subject property was constructed outside the period of significance and is considered a non-contributor to the eligible historic district.

The subject property is not individually eligible for listing in the California Register under any criteria. The subject property is located within the boundaries of the eligible Seacliff Historic District and is a non-contributing property within the district. The design of the proposed addition will be reviewed for compatibility with the character of the district by the Planning Department's Residential Design Team. Therefore, the alteration of the non-contributor according to the Residential Design Guidelines would result in a project that will not materially impair the eligible historic district and its surroundings; the eligible district would remain eligible for listing in the California Register.







Figure 3: Front elevation, view looking northwest.





SAN FRANCISCO  
**PLANNING DEPARTMENT**

GOVERNMENT  
DOCUMENTS DEPT

DEC - 2 2014

**CEQA Categorical Exemption Determination**

SAN FRANCISCO  
PUBLIC LIBRARY

PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                          |                                                                             |                                              |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                          |                                                                             | Block/Lot(s)                                 |                                                                 |
| 1236 Arguello Blvd.                                                                                                                                      |                                                                             | 1265/019                                     |                                                                 |
| Case No.                                                                                                                                                 | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1492E                                                                                                                                               |                                                                             | 5/22/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                              | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                                                    |                                                                             |                                              |                                                                 |
| Vertical and horizontal additions to existing single-family residential building. Add two residential units to create three-family residential building. |                                                                             |                                              |                                                                 |

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Enrolled in DPH Maher program.                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project does not conform to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>Per PTR dated 11/17/14</i> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b> |                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                              |
| <input type="checkbox"/>                                                                             | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                         |
| <b>Comments (optional):</b>                                                                          |                                                                                                                                                                                                                                         |
| Preservation Planner Signature: <i>A. Kirby</i> <span style="float: right;"><i>11/24/14</i></span>   |                                                                                                                                                                                                                                         |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                           |               |            |                                                                                                                                                                                                                |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |               |            |                                                                                                                                                                                                                |  |  |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                              |               |            |                                                                                                                                                                                                                |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; padding: 5px;">Planner Name:</td> <td style="padding: 5px;">Signature:</td> </tr> <tr> <td style="padding: 5px;"> <b>Project Approval Action:</b><br/> Select One<br/> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small> </td> <td style="padding: 5px;"></td> </tr> </table> |                                                                                                                                                                                                                                                                                                                                                           | Planner Name: | Signature: | <b>Project Approval Action:</b><br>Select One<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small> |  |  |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Signature:                                                                                                                                                                                                                                                                                                                                                |               |            |                                                                                                                                                                                                                |  |  |
| <b>Project Approval Action:</b><br>Select One<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |               |            |                                                                                                                                                                                                                |  |  |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                           |               |            |                                                                                                                                                                                                                |  |  |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |            |                         |            |
|---------------------------------|------------|-------------------------|------------|
| Preservation Team Meeting Date: | 11/17/2014 | Date of Form Completion | 11/17/2014 |
|---------------------------------|------------|-------------------------|------------|

|                             |                           |               |
|-----------------------------|---------------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                           |               |
| Planner:                    | Address:                  |               |
| Alexandra Kirby             | 1236 Arguello Boulevard   |               |
| Block/Lot:                  | Cross Streets:            |               |
| 1265/019                    | Federick and Carl Streets |               |
| CEQA Category:              | Art. 10/11:               | BPA/Case No.: |
| B                           | N/A                       | 2014. 1492E   |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |           |
|-----------------------------|-----------|
| DATE OF PLANS UNDER REVIEW: | 5/22/2014 |
|-----------------------------|-----------|

|                                                                                            |                                                        |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                     |                                                        |
| <input type="checkbox"/>                                                                   | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                   | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                          |                                                        |
| Submitted: Supplemental Information packet submitted by applicant 9/5/2014.                |                                                        |
| The proposal is to remodel the entire exterior facade including addition of a third story. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

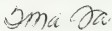
**PRESERVATION TEAM COMMENTS:**

1236 Arguello Boulevard was constructed in 1905 by owner and builder James L. Arthur, who resided at the adjacent property, 1230 Arguello Boulevard. The first owner of the property was widow Mary C. Ryan and her children and servants. The property remained in the Ryan family through 1971. The Ryans and later owners and occupants of the property do not appear to be of historic significance.

The subject property is a two-story over garage, wood frame, single-family residence located on the east side of Arguello Boulevard, in the Inner Sunset neighborhood. The building features a hipped roof with a shallow cornice, stucco-clad siding, and non-original aluminum sash slider windows with an upper transom light. The main entrance is set back on the south facade of the building with a straight side stair. The building was converted from a two-family flat to one unit prior to 1970 and a garage was inserted at the basement level in 1917. No historic photos of the property were found; overall the property appears to have a moderate degree of integrity.

Based on historic research conducted by the applicant and preservation planning staff, 1236 Arguello Boulevard does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 1236 Arguello Boulevard is not associated with any historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value or integrity.

The immediate context is a mixture of single-family homes and flats, constructed between 1904 and 1908. Many buildings have undergone alterations that impact the integrity of the immediate vicinity, and while the visual continuity is mixed in terms of style, there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 11-20-2014 |



1236 ARGUELLO BLVD.





# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2014.1142E  
Project Title: 116 Laidley Street  
Zoning: RH-1 (Residential-House, One Family) District  
40-X Height and Bulk District  
Block/Lot: 6665/006  
Lot Size: 5,087 square feet  
Project Sponsor: Sven Lavine, Sven Lavine Architecture  
(415) 647-7061  
Staff Contact: Melinda Hue -- (415) 575-9041  
Melinda.Hue@sfgov.org

GOVERNMENT  
DOCUMENTS DEPT

DEC 16 2014

SAN FRANCISCO  
PUBLIC LIBRARY

1650 Mission  
Suite 400  
San Francisco  
CA 94103-24

Reception:  
415.558.631

Fax:  
415.558.640

Planning  
Information:  
415.558.633

### PROJECT DESCRIPTION:

The project site is located on the south side of Laidley Street, between Harper Street and Fairmount Street in the Glen Park neighborhood. The project site includes an existing two-story, approximately 40-foot-tall, 1,873-square-foot (sf) single-family residence that was built in 1908. The proposed project would involve an approximately 25.5-foot-tall addition at the front of the project site that would include a new two-car garage at the ground level, a vertical addition above the new garage, and a new outdoor deck on top of

(continued on next page)

### EXEMPT STATUS:

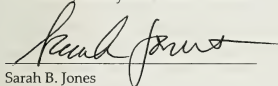
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2))

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
\_\_\_\_\_  
Sarah B. Jones

Environmental Review Officer

December 9, 2014  
\_\_\_\_\_  
Date

cc: Sven Lavine, Project Sponsor  
Marcelle Boudreaux, Current Planner  
Gretchen Hilyard, Preservation Planner

Supervisor Scott Wiener, District 8 (via Clerk of the Board)  
Historic Preservation Distribution List  
Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

the vertical addition. The proposed project would increase the building size by 1,035 sf, resulting in a 2,908-sf building. The proposed project would involve excavation of approximately 1,000 cubic yards of soil up to a depth of approximately 20 feet to accommodate the building addition.

**Project Approvals**

The proposed project would be subject to notification under Section 311 of the Planning Code and would require the issuance of a building permit by the Department of Building Inspection (DBI).

**Approval Action:** If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:*****Historic Architectural Resources***

According to information provided in a Supplemental Information Form for Historic Resource Determination<sup>1</sup> prepared by the project architect and historic research conducted by preservation planning staff,<sup>2</sup> the subject property at 116 Laidley Street contains a one-and-a-half story, wood-frame, single-family residence constructed in 1908 in a vernacular tradition style. The residence was constructed for its original owner, Abbie A. Powers, who was a widow, by James Morse, who was a builder residing at 120 Laidley Street. The original building was one-story-tall and clad in wood shingles. Known alterations to the exterior of the property include: the addition of a service porch with a shed roof (1950); new stairway and handrails at the front of the property (1957); reroofing, removal of shingle cladding, installation of new wood siding, and installation of a stairway to the basement (1989); construction of a new deck (1990); installation of an attic dormer (ca. 1990); and the replacement of windows and a doorway height increase (2008).

The Planning Department, in a Preservation Team Review Form, determined that 116 Laidley Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 116 Laidley Street is not associated with any known historic events at the subject property; the owners and occupants do not appear to have been significant to local, regional, or national history; and the subject property is a non-descript, non-architecturally distinct example of a vernacular single-family cottage that was heavily modified over time to its current appearance. Therefore, the subject property is determined not to be a historic resource. The subject property is not located within the

---

<sup>1</sup> Sven Lavine Architecture, *Supplemental Information for Historic Resource Determination for 116 Laidley Street*, June 5, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.1142E.

<sup>2</sup> The San Francisco Planning Department, *Preservation Team Review Form, 116 Laidley Street, October 9, 2014*. This document is attached.



boundaries of any identified historic districts. The subject property is located in the Glen Park neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings. The proposed addition would therefore not result in a significant impact to historic resources.

### *Geology and Soils*

The portion of the project site where the addition is proposed has a slope of over 20 percent and currently includes landscaping and planter beds with retaining walls that step up from Laidley Street to the existing building. A geotechnical investigation was prepared for the proposed project at 116 Laidley Street and includes information gathered from a reconnaissance of the site and surrounding vicinity and two soil test borings at a maximum depth of nine feet below the ground surface (bgs).<sup>3</sup> Soil borings at the subject site encountered sandy lean clay and gravelly lean clay materials overlying chert bedrock. Free groundwater was not encountered in the two borings.

The geotechnical report evaluated the project site for the potential for seismic surface ruptures, liquefaction, and densification and found these risks to be low. The site does not lie within a liquefaction potential zone as mapped by the California Division of Mines and Geology. The project site is in an area that would be exposed to strong ground shaking in the event of an earthquake. The project sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize the potential for structural damage from earthquakes.

According to the Planning Department's records, a portion of the project site lies within an area of potential earthquake-induced landsliding. Based on the presence of bedrock at relatively shallow depths below the artificial fill, construction in accordance with the recommendations contained in the geotechnical report would reduce the risk of earthquake-induced landslide displacement to low.<sup>4</sup> The geotechnical report contains additional recommendations concerning site preparation, excavation, and grading, foundation design (pier and grade beam foundations or alternative spread footing foundations in bedrock), design of retaining walls, and site drainage. The geotechnical report concludes that the project site is suitable for the proposed project improvements with incorporation of the report recommendations.

Decisions about appropriate foundation and structural design are considered as part of DBI's permit review process. Prior to issuing a building permit for the proposed project, DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Any potential damage to on-site

---

<sup>3</sup> Peters & Ross, *Geotechnical Investigation for Mushkat Residence, 116 Laidley Street, San Francisco California*, June 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.1142E.

<sup>4</sup> Peter K. Mundy, Peters & Ross, *Email to Melinda Hue, Environmental Planner Re: 116 Laidley St - Landslide*, October 16, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2014.1142E.

structures from geologic hazards would be addressed through compliance with the San Francisco Building Code. The project would therefore not result in a significant impact related to seismic and geologic hazards.

## EXEMPTION CLASS

CEQA State Guidelines Section 15301(e)(2), or Class 1(e)(2), provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project site is not located in an environmentally sensitive area. The proposed project would increase the existing 1,873-sf single-family residence by about 1,035 square feet, which is substantially less than 10,000 square feet. In addition, the project site is located in an urbanized area where all public services and facilities are available and the project site does not provide habitat for any sensitive species. Therefore, the proposed project would be exempt from environmental review under Class 1.

## SUMMARY

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have significant environmental impacts related to historical resources and geology and soils. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |           |
|---------------------------------|--|-------------------------|-----------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 10/9/2014 |
|---------------------------------|--|-------------------------|-----------|

|                             |                    |               |
|-----------------------------|--------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                    |               |
| Planner:                    | Address:           |               |
| Gretchen Hilyard            | 116 Laidley Street |               |
| Block/Lot:                  | Cross Streets:     |               |
| 6665/006                    | Harper Street      |               |
| CEQA Category:              | Art. 10/11:        | BPA/Case No.: |
| B                           | n/a                | 2014.1142E    |

|                                       |                                     |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC       | <input checked="" type="radio"/> Alteration |
|                                       |                                     | <input type="radio"/> Demo/New Construction |                                             |

|                             |           |
|-----------------------------|-----------|
| DATE OF PLANS UNDER REVIEW: | 3/24/2014 |
|-----------------------------|-----------|

|                                                                                                     |                                                        |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                              |                                                        |
| <input checked="" type="checkbox"/>                                                                 | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                            | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                   |                                                        |
| Submitted: Supplemental Information Form prepared by Sven Lavine (dated 6/5/2014).                  |                                                        |
| Proposed Project: Addition of garage and residential space at front of existing single-family home. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         |
|                                                                                                                       |                                                               | <input type="radio"/> N/A                                                                                             |                                                               |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

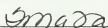
**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Sven Lavine (dated June 5, 2014) and information found in the Planning Department files, the subject property at 116 Laidley Street contains a 1-1/2-story wood frame single-family residence constructed in 1908 in a vernacular tradition by builder James Morse of 120 Laidley Street for original owner Abbie A. Powers (a widow). The original building was covered with wood shingles and was 1 story high. Known exterior alterations to the property include: addition of a service porch with a shed roof (1950); new front stairway and handrails (1957); reroofing, removal of shingle cladding, installation of wood siding, and installation of stairway to basement (1989); new deck (1990), replacement of windows and raising height of door (2008). An attic dormer was also installed ca. 1990.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Vernacular single-family cottage that was heavily modified in 1990 to its current appearance. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Glen Park neighborhood on a block that exhibits a great variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |           |
|-------------------------------------------------------------------------------------|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:     |
|  | 10-9-2014 |

mushkat residence

planning submitta



subject

SVEN LAVINE

3/25/14







# SAN FRANCISCO PLANNING DEPARTMENT

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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |                                              |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        | Block/Lot(s)                                 |                                                                 |
| 25 Alta St.                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                        | 0106/021                                     |                                                                 |
| Case No.                                                                                                                                                                                                                                                                                                                                                                                                                                  | Permit No.                                                                             | Plans Dated                                  |                                                                 |
| 2013.0164E                                                                                                                                                                                                                                                                                                                                                                                                                                | 201302130105                                                                           | 12/2/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Restoration of the front façade of the main building, including removal and relocation of non-historic openings, replacement of a non-historic front entry stair, rehabilitation of the rear façade, construction of a one-story contemporary and compatible vertical addition above the existing historic building; and demolition of a non-contributing shed in the rear yard. |                                                                                        |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.

|                                     |                                                                                                                                                                              |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                           |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.) |



|                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comments and Planner Signature (optional): Jean Poling                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Parcel on a >20% slope, but work would be performed on a previously developed portion of the site. No excavation. [11/1/13]                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                                |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>                                             |
| <input type="checkbox"/>            | <b>Category B:</b> Potential Historical Resource (over 50 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | <b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 50 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input checked="" type="checkbox"/>  | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input checked="" type="checkbox"/>  | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input checked="" type="checkbox"/>  | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input checked="" type="checkbox"/>  | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                     |                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <p>8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>Compatible rehabilitation of rear facade. Demolition of non-contributing rear shed (see PTR Form dated 6/19/14 for significance evaluation).</p> |
| <input type="checkbox"/>            | <p>9. <b>Reclassification of property status</b> to Category C. (<i>Requires approval by Senior Preservation Planner/Preservation Coordinator</i>)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>                                                                              |

**Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.**

|                                     |                                                                                                                                                                                                        |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>      |
| <input checked="" type="checkbox"/> | <p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p> |

**Comments (optional):**

Front (main) residential building is a contributor to the Telegraph Hill Landmark District. The rear shed is a non-contributor to the district (see PTR Form dated 6/19/14 for significance evaluation).

Preservation Planner Signature: Gretchen A. Hilyard 12/10/14

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                      | <p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p> |                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>                                                                                                                                                                                                                                   |                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Planner Name:</b> Gretchen A. Hilyard</p>                                                                                                                                                                                                                                                                                              | <p><b>Signature or Stamp:</b></p> <p><u>Gretchen A. Hilyard</u> 12/10/14</p> |
|                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Project Approval Action:</b><br/><b>Building Permit</b></p> <p><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>                                                                                                       |                                                                              |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |                                                                                                                                                                                                                                                                                                                                              |                                                                              |



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |                         |
|---------------------------------|-------------------------|
| Preservation Team Meeting Date: | Date of Form Completion |
|                                 | 6/17/2014               |

|                             |                                                                 |               |
|-----------------------------|-----------------------------------------------------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                                                                 |               |
| Planner:                    | Address:                                                        |               |
| Gretchen Hilyard            | 25 Alta Street                                                  |               |
| Block/Lot:                  | Cross Streets:                                                  |               |
| 9196/021                    | Sansome and Montgomery Streets                                  |               |
| CEQA Category:              | Art. 10/11:                                                     | BPA/Case No.: |
| A                           | Contrib-Telegraph Hill District<br><i>Front (Main) Building</i> | 2014.0164E    |

|                                       |                                                |                                                        |                                  |
|---------------------------------------|------------------------------------------------|--------------------------------------------------------|----------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                                | <b>PROJECT DESCRIPTION:</b>                            |                                  |
| <input checked="" type="radio"/> CEQA | <input checked="" type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC                  | <input type="radio"/> Alteration |
|                                       |                                                | <input checked="" type="radio"/> Demo/New Construction |                                  |

|                                    |                           |
|------------------------------------|---------------------------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | undated, recd. 10/31/2013 |
|------------------------------------|---------------------------|

|                                                                                                                                |                                                        |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                         |                                                        |
| <input checked="" type="checkbox"/>                                                                                            | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                       | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                              |                                                        |
| Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013)                               |                                                        |
| Proposed project: facade restoration, demolition of rear structure, dwelling unit merger and vertical and horizontal addition. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input checked="" type="radio"/> Yes                                                                                  | <input type="radio"/> No *                                    | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input checked="" type="radio"/> Yes <input type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               |                                                               | Period of Significance:                                                                                               | ca. 1853-1941                                                 |                           |
|                                                                                                                       |                                                               | <input checked="" type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor                         |                                                               |                           |

|                                                        |                                      |                                     |                           |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|---------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input checked="" type="radio"/> Yes | <input type="radio"/> No            | <input type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                           |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                           |
| Requires Design Revisions:                             | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                           |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                           |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2013) and information found in the Planning Department archives, the subject property at 25 Alta Street contains 2 separate buildings—a two-story-over-garage wood-frame multi-family residence (25 Alta) designed in the Italianate architectural style and a one-story wood-frame rear utilitarian structure (listed as 25 ½ Alta on historical Sanborn maps) constructed in a Vernacular tradition. The front residence was constructed in ca. 1875 and is attributed to original owner Henry Smith. The rear utilitarian structure was constructed in ca. 1895 by an unknown architect/contractor. Permit records indicate that the property underwent the following alterations over time: reroofing and installation of garage doors (1934), and repair damaged entry stairs and replace landing in-kind (2004). Visual inspection indicates that window and door replacement and other minor exterior changes occurred to the front residence.

The front Italianate building is not architecturally distinctive such that it would qualify for individual listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2). The rear structure is utilitarian in function (likely used for storage) and is a non-descript vernacular structure. The building is not architecturally distinctive such that would qualify it for individual listing in the California Register under Criterion 3. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2).

The subject property is located within the boundaries of the Telegraph Hill Landmark District, which is locally listed under Article 10 of the Planning Code. The front building is a good contextual example of an early Italianate style residence constructed on Telegraph Hill in the late 19th century and is already listed as a Contributor to the Telegraph Hill Landmark District. The rear structure is not associated with any of the residential contexts identified in the Telegraph Hill Landmark District Case Report and should be considered a non-contributing structure within the district.

In summary, the front Italianate building is a Contributor to the Telegraph Hill Landmark District. The rear structure should be considered a Non-contributing structure within the district. Neither building is individually eligible for listing in the California Register.

|                                                                                     |           |
|-------------------------------------------------------------------------------------|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:     |
|  | 6-19-2014 |











# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2014.0256E  
Project Title: 4147 – 26<sup>th</sup> Street  
Zoning: RH-2 (Residential, House - Two Family) Zoning District  
40-X Height and Bulk District  
Block/Lot: 6563/030  
Lot Size: Approximately 3,000 square feet  
Project Sponsor: Augustine Fallay – (510) 469-5202  
[afallay@aol.com](mailto:afallay@aol.com)  
Staff Contact: Sandy Ngan – (415) 575-9102  
[Sandy.Ngan@sfgov.org](mailto:Sandy.Ngan@sfgov.org)

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### PROJECT DESCRIPTION:

4147 26<sup>th</sup> Street (Assessor's Block 6563, Lot 030) is located on the northern portion of the block bounded 26<sup>th</sup>, Cesar Chavez, Castro, and Noe Streets. The parcel is approximately 3,000 square feet  
[continued on next page]

### EXEMPT STATUS:

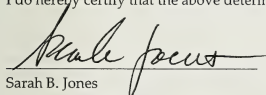
Categorical Exemption, Class 1(e) [California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2)]

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Sarah B. Jones  
Environmental Review Officer

December 10, 2014  
Date

cc: Augustine Fallay, Project Sponsor  
Michael Smith, Current Planner  
Marcelle Boudreaux, Preservation Planner  
Supervisor Scott Wiener, District 8 (via Clerk of the Board)

\* Distribution List  
Historic Preservation Distribution List  
Virna Byrd, M.D.F.

1550 Mission  
Suite 400  
San Francisco, CA 94103-24

Reception:

415.558.631

Fax:

415.558.640

Planning  
Information:

415.558.631



**PROJECT DESCRIPTION (continued):**

(sf) in size and located in a RH-2 (Residential, House - Two Family) Zoning District and a 40-X Height and Bulk District. The existing lot slopes upwards toward Cesar Chavez Street at a grade of approximately 35 percent. Constructed in 1910, the existing structure is a three-story, 31-foot-tall, approximately 2,100-sf single-family residence.

The proposed project involves interior and exterior alterations to the existing single-family residence. Interior alterations include layout modifications to the residence and approximately 30 feet of excavation into the lot's existing slope. The excavation would allow for the expansion of the first floor level by about 615 sf and the construction of an approximately 1,100 sf ground floor and a 1,020 sf garage floor level. The new garage would be accessed at the front of the residence along 26<sup>th</sup> Street via a new curb cut and would accommodate two parking spaces. Exterior alterations also include a total of approximately 130 sf of rear building additions to the second and third floor levels for additional living space. When complete, the garage, ground floor, first floor, second floor, and third floor additions would provide about 3,050 sf of additional area, resulting in a three-story over ground floor and garage, 31-foot-tall, approximately 5,130 sf single-family residence.

**PROJECT APPROVALS:**

The proposed project is subject to Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by the Department of Building Inspection (DBI) is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:****Historic Resources**

The proposed project involves the alteration of a structure constructed in 1910, which is considered a Category B-Potential Historic Resource by the Planning Department. In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department must determine whether the existing structure at 4147 26<sup>th</sup> Street is an historic resource as defined by CEQA. A structure may be considered an historic resource if it meets any of the California Register of Historic Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information potential that make it eligible for listing in the California Register of Historic Resources, or if it is considered a contributor to a potential historic district.

The Department's Preservation staff reviewed the proposed project and the *Supplemental Information for Historic Resource Determination* form provided by the project sponsor.<sup>1</sup> Based on the information provided

<sup>1</sup>Augustine Fallay, *Supplemental Information for Historic Resource Determination*, signed April 21, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0256E.



and review by Preservation staff, the Department has determined the existing structure does not meet any of the California Register of Historic Resources criteria and does not appear eligible for inclusion in the California Register as an individual resource or as a contributor to a potential or known historic district.<sup>2</sup>

The existing structure is not associated with any significant events, residents or owners important in our local, regional, or national history. Therefore, the property is not eligible for listing in the California Register under Criterion 1 (Events) or Criterion 2 (Persons).

The existing structure appears to have been unaltered and retains a high level of integrity. However, the existing structure does not possess high artistic value, is not unified visually, and is not part of a significant concentration of Queen Anne architecture. Therefore, the property is not eligible for listing in the California Register under Criterion 3 (Architecture).

Based upon a review of information in Department records, the existing structure is not likely significant under Criterion 4 as the significance criterion typically applies to rare construction types when involving the built environment. The property is not an example of a rare construction type. Therefore, the property is not eligible for listing in the California Register under Criterion 4.

Therefore, the proposed project would cause no adverse impacts related to historic resources.

## Geology

The project site is located on an approximately 35 percent slope and involves 30 feet of excavation into the slope to accommodate the proposed first floor, ground floor, and garage additions. A Geotechnical Investigation Report was prepared by a registered professional engineer to investigate the subsurface soil conditions and determine the suitability of development on the project site.<sup>3</sup> The geotechnical investigation involved a surface site reconnaissance; drilling, inspection, and logging of two exploratory borings to investigate subsurface soil conditions; recovery of selected soil samples from the borings for laboratory testing; and soil-engineering analysis of the data gathered during the investigation.

The Geotechnical Investigation Report concluded that the project site is suitable for the proposed development provided that recommendations outlined in the report for grading; subgrade preparation; post-grading treatment; foundation design; resistance to lateral forces; retaining walls; temporary shoring; slab-on-grade construction; and drainage are incorporated.

The proposed project would be required to conform to the San Francisco Building Code. The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. DBI would review the project site's background information, including the Geotechnical Investigation Report, to ensure that the security and stability of adjoining properties and the subject property are maintained during and following project construction. The potential for damage to structures from

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<sup>2</sup> Marcelle Boudreaux, San Francisco Planning Department, *Preservation Team Review Form*, signed October 21, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0256E.

<sup>3</sup> Frank Lee & Associates, *Updated Soil and Foundation Investigation – Proposed Three-Story over Two Sub-Basement Molding and Additions – 4147 26<sup>th</sup> Street, San Francisco, California 94131*, dated September 2, 2014. This report is available for public review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0256E.



geologic hazards, such as landslides and seismic activities, would be addressed through the DBI's review of the Geotechnical Investigation Report and the building permit application pursuant to its implementation of the San Francisco Building Code.

Therefore, the proposed project would cause no adverse impacts related to geologic hazards.

## EXEMPT STATUS

CEQA State Guidelines Section 15301(e)(2), or Class 1(e), provides an exemption for additions to existing structures provided that the addition will not result in an increase of more than 10,000 sf if: (a) the project is in an area where all public services and facilities are available to allow for minimum development permissible in the General Plan, and (b) the area in which the project is located is not environmentally sensitive. The proposed project involves the addition of approximately 3,050 sf to the existing residential structure, well below the 10,000 sf limit. The proposed project is also located in an area with available public services and facilities and the project site is not environmentally sensitive. Therefore, the proposed project meets the criteria for exemption from environmental review under Class 1(e).

## CONCLUSION

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 10/15/2014 |
|---------------------------------|--|-------------------------|------------|

| PROJECT INFORMATION: |                              |               |
|----------------------|------------------------------|---------------|
| Planner:             | Address:                     |               |
| Marcelle Boudreaux   | 4147 26TH STREET             |               |
| Block/Lot:           | Cross Streets:               |               |
| 6563/030             | Noe Street and Castro Street |               |
| CEQA Category:       | Art. 10/11:                  | BPA/Case No.: |
| B                    |                              | 2014.0256E    |

| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |            |
|-----------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 01/14/2014 |
|-----------------------------|------------|

| PROJECT ISSUES:                                                                           |                                                        |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                       | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                  | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                         |                                                        |
| Project: three-story rear expansion of single-family dwelling; facade alterations, garage |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                                    |                           |                                       |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|
| Historic Resource per CEQA                                                                                            |                                                                                                                                    | <input type="radio"/> Yes | <input checked="" type="radio"/> No * |
|                                                                                                                       |                                                                                                                                    | <input type="radio"/> N/A |                                       |
| Individual                                                                                                            | Historic District/Context                                                                                                          |                           |                                       |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |                           |                                       |
| Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    | Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                                 |                           |                                       |
| Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                  | Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                               |                           |                                       |
| Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             | Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                                          |                           |                                       |
| Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          | Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                                       |                           |                                       |
| Period of Significance: <input type="text"/>                                                                          | Period of Significance: <input type="text"/>                                                                                       |                           |                                       |
| <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                                                                                                    |                           |                                       |

|                                                        |                                      |                          |                                      |
|--------------------------------------------------------|--------------------------------------|--------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Augustine Fallay (dated April 21, 2014), the subject property at 4147 26th Street contains one building: a one and a half story over basement, gable-roofed, single family residence, set back from and above the street over a series of landscaped terraces on a steeply upsloped lot. The building is wood frame construction with exterior details commonly found in Queen Anne architecture: horizontal wood droplap siding; prominent front-facing gable with wood dentils; angled bay window; recessed front entry porch; wood double-hung and casement windows; and simple wood door and window surrounds.

No original building permit was located at DBL. Water tap records with the Spring Valley Water Company indicate that J.L. Bowen & Sons Co. established water service at this address in 1908. The earliest known property owner is Charles Irving Stevenson, who is listed as residing at the property, with Selma Stevenson, from c.1910-1924. No other building permits are on record.

No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively.

The existing structure appears to have been unaltered and retains a high level of integrity, nonetheless does not possess high artistic value for listing individually under Criterion 3 in the California Register. The single-family dwelling immediately adjacent to the west of the subject property is the reflective image architecturally and shares the same setback and terracing, as does the single-family dwelling immediately to the east. The surrounding context includes single-family dwellings and multi-family structures, constructed approximately between 1900 and the late 1980s in a variety of styles. Although the subject block contains several other modest Queen Anne structures, the area surrounding the subject property is not unified visually nor is there a significant concentration to suggest historic district eligibility.

Therefore, 4147 26th Street is not eligible for listing in the California Register either individually or as part of a district.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 10-21-2014 |



# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                     |                                                                             |                                              |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                     |                                                                             | Block/Lot(s)                                 |                                                                 |
| 2720 Lyon Street                                                                                                                    |                                                                             | 0948031                                      |                                                                 |
| Case No.                                                                                                                            | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-000595ENV                                                                                                                      | 201406118149                                                                | 09-22-2014                                   |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                         | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                               |                                                                             |                                              |                                                                 |
| Construct roof deck with stair and elevator penthouse and windscreens, rear horizontal additoin, facade alterations and excavation. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): <b>Laura Lynch</b>                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Will comply with recommendations outlined within the geotechnical report by Earth Science Consultants (10/27/2014)                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project does <b>not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations</b> to publicly accessible spaces.                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                       | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                       | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                            | 10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <b>PTR Form dated 12.12.2014</b> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                                                                                                                                                                                           |                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                       | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                            | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                             |
| Comments (optional):                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                             |
| Preservation Planner Signature: Gretchen Hilyard <div style="float: right; font-size: 0.8em;"> <small>Digitally signed by Gretchen Hilyard<br/> DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sfgov.org, c=US<br/> Date: 2014.12.12 15:49:30 -0800</small> </div> |                                                                                                                                                                                                                                             |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                            |
| Planner Name: Gretchen A. Hilyard                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                           | Signature:<br><br><div style="font-size: 1.2em; font-weight: bold;">Gretchen Hilyard</div> <div style="font-size: 0.8em;"> <small>Digitally signed by Gretchen Hilyard<br/> DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sfgov.org, c=US<br/> Date: 2014.12.12 15:49:30 -0800</small> </div> |
| Project Approval Action:<br><b>Building Permit</b><br><i>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</i>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                            |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                            |



**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

|                                        |  |                                |           |
|----------------------------------------|--|--------------------------------|-----------|
| <b>Preservation Team Meeting Date:</b> |  | <b>Date of Form Completion</b> | 12/8/2014 |
|----------------------------------------|--|--------------------------------|-----------|

|                             |                       |                      |
|-----------------------------|-----------------------|----------------------|
| <b>PROJECT INFORMATION:</b> |                       |                      |
| <b>Planner:</b>             | <b>Address:</b>       |                      |
| Gretchen Hilyard            | 2720 Lyon Street      |                      |
| <b>Block/Lot:</b>           | <b>Cross Streets:</b> |                      |
| 0948/031                    | Union Street          |                      |
| <b>CEQA Category:</b>       | <b>Art. 10/11:</b>    | <b>BPA/Case No.:</b> |
| B                           | n/a                   | 2014-000595ENV       |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 9/22/2014 |
|------------------------------------|-----------|

|                                                                                                                                                       |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                                |                                                        |
| <input checked="" type="checkbox"/>                                                                                                                   | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                              | If so, are the proposed changes a significant impact?  |
| <b>Additional Notes:</b>                                                                                                                              |                                                        |
| Submitted: Supplemental Information Form prepared by Jeffrey Eade (dated 9/22/2014).                                                                  |                                                        |
| Proposed Project: Construct roof deck with stair and elevator penthouse and windscreens, rear horizontal addition, facade alterations and excavation. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| <b>Historic Resource Present</b>                                                                                      |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

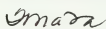
**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Jeffrey Eade (dated 9/22/2014) and information found in the Planning Department files, the subject property at 2720 Lyon Street contains a 2-story-over garage, wood frame single-family residence designed in a vernacular tradition consistent with 1920s architectural detailing. The building was constructed in ca. 1923 by an unknown architect/builder. The building is located in the Cow Hollow neighborhood of San Francisco. Known exterior alterations to the property include: infilling windows (1972), enlargement of garage door and termite repair at front (1972), repair and replace stucco (1973), cut arch opening in front stairway (1973), renovate parapet (1995), replace and enlarge existing deck (1997), installation of in-ground swimming pool (1999).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a vernacular single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Cow Hollow neighborhood in an area with a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The subject block face contains a collection of single-family vernacular, revival, and modern style buildings that were constructed between 1913-1969. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |

2720 Lyon Street



Subject property-front façade





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                |                                                                             |                                              |                                                                 |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                |                                                                             | Block/Lot(s)                                 |                                                                 |
| 542 Pennsylvania Ave.                                                                                          |                                                                             | 4103/008                                     |                                                                 |
| Case No.                                                                                                       | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.0760E                                                                                                     |                                                                             | 4/7/2014                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                    | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>One-story vertical addition. Two-story rear addition. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                             |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | Class ____                                                                                                                                                                  |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Comments and Planner Signature (optional):</b> Jean Poling                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <small>Project includes excavation to 1.5' Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 10B.A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to: watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine does not become airborne during construction.</small> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                            |                                                                                                         |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)</b> |                                                                                                         |
| <input type="checkbox"/>                                                   | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input type="checkbox"/>                                                   | <b>Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>                                                   | <b>Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                   |                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                          | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                               | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <b>PER PRESERVATION TEAM REVIEW FORM DATED 12/12/14 &amp; SIGNED BY SENIOR PRESERVATION PLANNER.</b> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>              |                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                          | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                                                                              |
| <input checked="" type="checkbox"/>                                                                               | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                                                                         |
| Comments (optional):                                                                                              |                                                                                                                                                                                                                                                                                                         |
| Preservation Planner Signature:  |                                                                                                                                                                                                                                                                                                         |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"><input type="checkbox"/> Step 2 – CEQA Impacts</div> <div style="width: 45%;"><input type="checkbox"/> Step 5 – Advanced Historical Review</div> </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                            |
| Planner Name: <b>DOUG VU.</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Signature or Stamp:<br> |
| Project Approval Action:<br><b>Select One</b><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>12/12/14</b>                                                                                            |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                            |



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |     |                         |            |
|---------------------------------|-----|-------------------------|------------|
| Preservation Team Meeting Date: | N/A | Date of Form Completion | 12/11/2014 |
|---------------------------------|-----|-------------------------|------------|

| PROJECT INFORMATION: |                         |               |
|----------------------|-------------------------|---------------|
| Planner:             | Address:                |               |
| Doug Vu              | 542 Pennsylvania Avenue |               |
| Block/Lot:           | Cross Streets:          |               |
| 4103/008             | 20th & 22nd Streets     |               |
| CEQA Category:       | Art. 10/11:             | BPA/Case No.: |
| B                    | N/A                     | 2014.0760E    |

| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                        |                                  |
|---------------------------------------|-------------------------------------|---------------------------------------------|----------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC       | <input type="radio"/> Alteration |
|                                       |                                     | <input type="radio"/> Demo/New Construction |                                  |

|                             |               |
|-----------------------------|---------------|
| DATE OF PLANS UNDER REVIEW: | April 7, 2014 |
|-----------------------------|---------------|

| PROJECT ISSUES:          |                                                        |
|--------------------------|--------------------------------------------------------|
| <input type="checkbox"/> | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/> | If so, are the proposed changes a significant impact?  |
| Additional Notes:        |                                                        |
|                          |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                                    |                                     |                                       |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------|
| Historic Resource per CEQA                                                                                            |                                                                                                                                    | <input type="radio"/> Yes           | <input checked="" type="radio"/> No * |
|                                                                                                                       |                                                                                                                                    | <input type="radio"/> N/A           |                                       |
| Individual                                                                                                            | Historic District/Context                                                                                                          |                                     |                                       |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria: |                                     |                                       |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes                                                                                                          | <input checked="" type="radio"/> No | Criterion 1 - Event:                  |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes                                                                                                          | <input checked="" type="radio"/> No | Criterion 2 - Persons:                |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes                                                                                                          | <input checked="" type="radio"/> No | Criterion 3 - Architecture:           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes                                                                                                          | <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:        |
| Period of Significance:                                                                                               | Period of Significance:                                                                                                            |                                     |                                       |
|                                                                                                                       |                                                                                                                                    |                                     |                                       |
| <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                                                                                                    |                                     |                                       |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination (titled HRE) dated 4/9/2014 and prepared by Robert Gerson, Architect, in addition to research by Department staff, the subject property at 542 Pennsylvania Street is improved with a two-story single-family residence that was constructed in 1946-47 and designed in the Contractor Modern style. The building is composed of two bays, with a recessed entry and garage at the first story. A projecting bay with a centered sliding window is located above the entry at the second story, and another centered sliding window with a Juliet balcony is located directly above the garage. The building is clad in stucco and is minimally decorated with shutter trim surrounding the windows and speed lines below the cornice of the projecting bay. The dwelling is capped with a hipped roof only at the facade, with the remainder being a flat roof. Permit records indicate that only the windows were replaced in 2001 and the building re-roofed in 2010.

The subject building, along with the other eight infill properties on the uphill side of this block, are non-distinct examples of a typical Contractor Modern home built in San Francisco between 1935 and 1970 that possesses character-defining features including the absence of style, a simple box-like form, stucco cladding, and inexpensive building materials. Since Contractor Modern buildings do not possess distinctive characteristics of a type, period, or method of construction, work of a master, or high artistic values, they do not qualify for listing in the California Register under Criterion C/3. Therefore, the structure at 542 Pennsylvania Avenue is not architecturally distinct such that it would qualify for listing in the California Register under Criterion C/3.

No known historic events occurred at the property that would qualify it for listing under Criterion A/1 because any identifiable events of interest are limited to private family history, and none of the owners or occupants have been identified as important to the local, regional, state or national history to qualify it for listing under Criterion B/2.

The subject property is not located within the boundaries of any designated or previously identified potential historic districts, and would not qualify as a newly identified potential historic district.

Therefore, 542 Pennsylvania Avenue is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |                 |
|------------------------------------------------------------------------|-----------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:           |
| <i>Orma Ja</i>                                                         | <i>12-12-14</i> |

Google

Address 544 Pennsylvania Ave

Address is approximate









# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                                                                                                                 |                                                                             |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                                                                                                                                 |                                                                             | Block/Lot(s)                                                    |
| 2860-2862 Greenwich St.                                                                                                                                                                                                                                                                                                                         |                                                                             | 0940/011B                                                       |
| Case No.                                                                                                                                                                                                                                                                                                                                        | Permit No.                                                                  | Plans Dated                                                     |
| 2014.1522E                                                                                                                                                                                                                                                                                                                                      | 2014.0911.6091                                                              | 9/16/2014                                                       |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction                    |
|                                                                                                                                                                                                                                                                                                                                                 |                                                                             | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>FRONT FACADE ALT, 1 STORY 9'-0" VERTICAL ADDITION, HORIZONTAL ADDITION TO THE WEST AND NORTH SIDE AND STRUCTURAL AND INTERIOR REMODEL ASSOCIATED WITH IT. ADD: 1 BEDROOM AND 1 BATH FOR #2860 THE UPPER UNIT) ADD 1 BEDROOM AND 2 BATHS PLUS COMMON AREA 1/2 FOR #2862 THE LOWER UNIT) |                                                                             |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class__                                                                                                                                                                                                                                                                         |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maier layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                         |
|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                         |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. <b>GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project does <b>not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                |
| <input checked="" type="checkbox"/>                                                           | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PPR form dated 12/12/2014.</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                      | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                      |
| <input checked="" type="checkbox"/>                                                           | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                 |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                                 |
| Preservation Planner Signature: <i>Gretchen A. Hilg</i> 12/15/2014                            |                                                                                                                                                                                                                                                 |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |
| Planner Name: <i>Gretchen A. Hilg</i><br><hr/> Project Approval Action:<br>Select One<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                             | Signature: <i>Gretchen A. Hilg</i><br>12/15/2014                                                                                                                                                                                                                                                                   |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                    |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |                         |           |
|---------------------------------|-------------------------|-----------|
| Preservation Team Meeting Date: | Date of Form Completion | 12/2/2014 |
|---------------------------------|-------------------------|-----------|

|                             |                            |               |
|-----------------------------|----------------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                            |               |
| Planner:                    | Address:                   |               |
| Gretchen Hilyard            | 2860-2862 Greenwich Street |               |
| Block/Lot:                  | Cross Streets:             |               |
| 0940/011B                   | Lyon Street                |               |
| CEQA Category:              | Art. 10/11:                | BPA/Case No.: |
| B                           | n/a                        | 2014.1522E    |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 9/16/2014 |
|------------------------------------|-----------|

|                                                                                                                                                         |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                                  |                                                        |
| <input checked="" type="checkbox"/>                                                                                                                     | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                       |                                                        |
| Submitted: Supplemental Information Form prepared by Left Coast Architectural History (dated 7/22/2014).                                                |                                                        |
| Proposed Project: front facade alterations, 1 story vertical addition, horizontal addition to the west and north side, structural and interior remodel. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |



|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

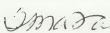
**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Left Coast Architectural History (dated July 22, 2014) and information found in the Planning Department files, the subject property at 2860-2862 Greenwich Street contains a 2-story over raised basement, wood frame single-family residence designed in the Italianate architectural style. The building was originally constructed in ca. 1910 by an unknown architect/contractor and was moved to the subject property between 1950 and 1956. Known exterior alterations to the property include: window replacement (2007), in-kind replacement of front stairs (2007), horizontal extension at top floor (1986). Visual inspection also reveals that the building may have been raised in height when it was relocated to the subject parcel.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a modified example of an Italianate style single-family residence that was moved to the lot sometime between 1950 and 1956. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Marina neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |

**Current Images & Neighborhood Context**



*Primary facade, looking northeast.*







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                           |                                                                             |                                              |                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                           |                                                                             | Block/Lot(s)                                 |                                                                 |
| 4123 23rd St.                                                                                                                                                                                             |                                                                             | 2804/045                                     |                                                                 |
| Case No.                                                                                                                                                                                                  | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1472E                                                                                                                                                                                                | 201403251683                                                                | 3/24/14                                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                               | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                                                                                                     |                                                                             |                                              |                                                                 |
| Raise building 5'9"; create new story containing garage and living space; infill front porches and former first and second floors; add front stair accessing former first floor rather than second floor. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments and Planner Signature (optional): Jean Poling<br>Archeo clearance.                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/> | <b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | <b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                     |                                                                                                                                                                                                                                                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                |
| <input checked="" type="checkbox"/> | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PTK form dated 12/12/2014.</i> |

**Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

|                                     |                                                                                                                                                                                                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>      |
| <input checked="" type="checkbox"/> | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b> |

**Comments (optional):**

Preservation Planner Signature: *Gretchen A. Hilyard* 12/15/2014

### STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                           |                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                    | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                         | <b>No further environmental review is required.</b> The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                     |
|                                                                                                                                                                                                                                                                                                                                                                             | Planner Name: <i>Gretchen A. Hilyard</i>                                                                                                                                                                                                                                                                                  | Signature: <i>Gretchen A. Hilyard</i><br>12/15/2014 |
|                                                                                                                                                                                                                                                                                                                                                                             | <b>Project Approval Action:</b><br>Select One: <i>Discretionary permit</i><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                               |                                                     |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br/> In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |                                                                                                                                                                                                                                                                                                                           |                                                     |



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

|                                 |  |                         |           |
|---------------------------------|--|-------------------------|-----------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/8/2014 |
|---------------------------------|--|-------------------------|-----------|

| PROJECT INFORMATION: |                  |               |
|----------------------|------------------|---------------|
| Planner:             | Address:         |               |
| Gretchen Hilyard     | 4123 23rd Street |               |
| Block/Lot:           | Cross Streets:   |               |
| 2804/045             | Castro Street    |               |
| CEQA Category:       | Art. 10/11:      | BPA/Case No.: |
| B                    | n/a              | 2014.1472E    |

| PURPOSE OF REVIEW:                    |                                     |                                       | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |           |
|-----------------------------|-----------|
| DATE OF PLANS UNDER REVIEW: | 3/24/2014 |
|-----------------------------|-----------|

| PROJECT ISSUES:                                                                                                                 |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                             | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                        | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                               |                                                        |
| Submitted: Supplemental Information Form prepared by Sven Lavine (June 23, 2014).                                               |                                                        |
| Proposed project: Raise building 5'-9"; create new story; in-fill front porches and former 1st and 2nd floors; add front stair. |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

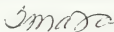
**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Sven Lavine (dated June 23, 2014) and information found in the Planning Department files, the subject property at 4123 23rd Street contains a 2-1/2-story, wood frame multi-family residence designed in the Queen Anne architectural style. The building was constructed in 1908 as a 1-story-over-basement cottage by an unknown architect/builder. Known exterior alterations to the property include: repair damage caused by automobile and replace front entrance stairs (1955), repair rear stairs and roof gutter (1969), dry rot repair at front stairs and rear porch (2001), re-roofing (2006), window replacement (2009), replace windows on 1st floor with French doors (2010).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a modified Queen Anne style single-family cottage that was converted to 2-units sometime prior to 1955. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Noe Valley neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |

## Description

Building is a 2-unit house located on the south side of 23<sup>rd</sup> Street between Castro and streets in Noe Valley. The 2 ½ story house has a prominent end facing gable with siding supported by three short brackets. The ground floor has a wood, paired double window in the left bay and a recessed entrance with a personnel door in the center. An exterior wood staircase is located in the right hand side of the house leading to the second floor. A recessed porch with a wood banister. A shallow angular bay with three, wood, double-hung windows is located in the left side of the house. A paired, wood, double-hung window is located in the ½ story gable end. There is no garage. The façade is clad in horizontal wood siding. The house was built as a cottage with a basement in 1908. However, the 1914 Sanborn shows the house as having 2 units. It is not known when the second unit was added or what changes were made to the building to accommodate the second unit. Permits indicate repairs were made to the house after an automobile crashed into it in 1955. No further details are available.



Front façade.





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC DEPT

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                          |                                                                             |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                                          |                                                                             | Block/Lot(s)                                                    |
| 2656-2658 McAllister St.                                                                                                                                                                                                                                 |                                                                             | 1166/012                                                        |
| Case No.                                                                                                                                                                                                                                                 | Permit No.                                                                  | Plans Dated                                                     |
| 2014.1419E                                                                                                                                                                                                                                               | 2014.0130.7458                                                              | 1/30/2014 8/28/2014                                             |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                              | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction                    |
|                                                                                                                                                                                                                                                          |                                                                             | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>HORIZONTAL ADDITION, RAISE BLDG APPROX 3'9", MODIFY STREET FACADE AND ADD FRONT EXTERIOR STAIR, TO CREATE A GARAGE, REMOVE EXISTING REAR EXTERIOR STAIR & DECK, AND EXTEND BLDG INTO REAR YARD. |                                                                             |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |



|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                     |                                                                                                                                                                                                                                                |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                        |
| <input checked="" type="checkbox"/> | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PPR form dated 12/12/2014</i> |

**Note:** If ANY box in STEP 5 above is checked, a Preservation Planner **MUST** check one box below.

|                          |                                                                                                                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>      |
| <input type="checkbox"/> | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b> |

**Comments (optional):**

**Preservation Planner Signature:**

*Gutierrez & Hillyard* 12/15/14

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required.</b> The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Planner Name:</b> <i>Arnel A. Hillyard</i>                                                                                                                                                                                                                                                                             | <b>Signature:</b><br><i>Gutierrez &amp; Hillyard</i><br>12/15/2014 |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Project Approval Action:</b><br><b>Select One</b><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                    |                                                                    |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                                    |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                        |                                          |
|----------------------------------------|------------------------------------------|
| <b>Preservation Team Meeting Date:</b> | <b>Date of Form Completion</b> 12/2/2014 |
|----------------------------------------|------------------------------------------|

|                             |                             |                      |
|-----------------------------|-----------------------------|----------------------|
| <b>PROJECT INFORMATION:</b> |                             |                      |
| <b>Planner:</b>             | <b>Address:</b>             |                      |
| Gretchen Hilyard            | 2656-2658 McAllister Street |                      |
| <b>Block/Lot:</b>           | <b>Cross Streets:</b>       |                      |
| 1166/012                    | Parsons Street              |                      |
| <b>CEQA Category:</b>       | <b>Art. 10/11:</b>          | <b>BPA/Case No.:</b> |
| B                           | n/a                         | 2014.1419E           |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 1/30/2014 |
|------------------------------------|-----------|

|                                                                                                                                                                                                                             |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                                                                                                      |                                                        |
| <input checked="" type="checkbox"/>                                                                                                                                                                                         | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                                    | If so, are the proposed changes a significant impact?  |
| <b>Additional Notes:</b>                                                                                                                                                                                                    |                                                        |
| Submitted: Supplemental Information Form prepared by Harvey Hacker (dated 8/29/2014).                                                                                                                                       |                                                        |
| Proposed Project: horizontal addition, raise building approx. 3'-9", modify street facade and add front exterior stairs to create a garage, remove existing rear exterior stair & deck, and extend building into rear yard. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| <b>Historic Resource Present</b>                                                                                      |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Harvey Hacker (dated August 29, 2014) and information found in the Planning Department files, the subject property at 2656-2658 McAllister Street contains a 2-story, wood frame three-unit residence designed in the Classical Revival architectural style. The building was constructed in 1904 by the Building Construction Company and P.H. Bosworth and is located in the Inner Richmond neighborhood of San Francisco. Known exterior alterations to the property include: rebuilding rear stairs (1921), replacement of the front façade materials (1952 to brick and asbestos siding, and later change to stucco at unknown date), re-roofing (1998). Visual inspection and Sanborn Fire Insurance Maps also reveals that the front windows were replaced with aluminum sliders and the cornice was modified at an unknown date.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Classical Revival style multi-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Inner Richmond neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |          |
|------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:    |
| <i>Uma Da</i>                                                          | 12-12-14 |



SUBJECT PROPERTY:  
2656-2658 McALLISTER STREET

(LOOKING WEST)







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

DEL 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                             |                                                                             |                                              |                                                                 |
|-------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                             |                                                                             | Block/Lot(s)                                 |                                                                 |
| 101 Topeka Ave.                                             |                                                                             | 5383/025                                     |                                                                 |
| Case No.                                                    | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1391E                                                  |                                                                             | 8/21/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.       |                                                                             |                                              |                                                                 |
| Horizontal and vertical expansion; excavate basement.       |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                  | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | Class _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments and Planner Signature (optional): Jean Poling<br>Archeo clearance.                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                |
| <input checked="" type="checkbox"/>                                                           | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per FTR form dated 12/12/2014.</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                                    |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                        |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                          |
| Preservation Planner Signature: <i>Guthrie A. Hilpe</i> 12/15/2014                            |                                                                                                                                                                                                                                          |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |                                               |
| Planner Name: <i>Guthrie A. Hilpe</i>                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                             | Signature: <i>Guthrie A. Hilpe</i> 12/15/2014 |
| Project Approval Action:<br><del>Select One</del> <i>build permit</i><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                            |                                                                                                                                                                                                                                                                                                             |                                               |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                             |                                               |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |           |
|---------------------------------|--|-------------------------|-----------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/2/2014 |
|---------------------------------|--|-------------------------|-----------|

|                             |                   |               |
|-----------------------------|-------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                   |               |
| Planner:                    | Address:          |               |
| Gretchen Hilyard            | 101 Topeka Avenue |               |
| Block/Lot:                  | Cross Streets:    |               |
| 5383/025                    | Quint Street      |               |
| CEQA Category:              | Art. 10/11:       | BPA/Case No.: |
| B                           | n/a               | 2014.1391E    |

|                                       |                                     |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC       | <input checked="" type="radio"/> Alteration |
|                                       |                                     | <input type="radio"/> Demo/New Construction |                                             |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 8/21/2014 |
|------------------------------------|-----------|

|                                                                                      |                                                        |
|--------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                               |                                                        |
| <input checked="" type="checkbox"/>                                                  | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                             | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                    |                                                        |
| Submitted: Supplemental Information Form prepared by Arnie Lerner (dated 8/28/2014). |                                                        |
| Proposed Project: horizontal and vertical expansion, excavation of basement.         |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         |
|                                                                                                                       |                                                               | <input type="radio"/> N/A                                                                                             |                                                               |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

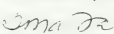
**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Arnie Lerner (dated August 28, 2014) and information found in the Planning Department files, the subject property at 101 Topeka Avenue contains a 1-story-over garage, wood frame single-family residence designed in the Minimal Traditional architectural style. The building was constructed in 1944 by the True-Value Construction Company and is part of the Silver Terrace subdivision in the Bayview neighborhood of San Francisco. Known exterior alterations to the property include: dry rot repair (ca. 2013). Visual inspection reveals that the front windows were replaced at an unknown date.

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Minimal Traditional style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Bayview neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |



**LERNER + ASSOCIATES**  
ARCHITECTS

**HISTORIC RESOURCE  
DETERMINATION**  
PROJECT: 101 Tenth Ave  
DATE: 08/28/2014



FRONT (SOUTH) FAÇADE SHOWING EXISTING 2 – STORY BUILDING AND SIDE YARD





# SAN FRANCISCO PLANNING DEPARTMENT

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## CEQA Categorical Exemption Determination

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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                           |                                                                             |                                              |                                                                 |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                           |                                                                             | Block/Lot(s)                                 |                                                                 |
| 176 Yerba Buena Ave.                                                                                                      |                                                                             | 3078/010                                     |                                                                 |
| Case No.                                                                                                                  | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1562E                                                                                                                | 2014.0904.5422                                                              | 7/28/2014 9/1/2014                           |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                               | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Vertical and horizontal addition to existing single-family home. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maier layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Comments and Planner Signature (optional):</b> Jean Poling                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. <b>GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                               |
| <input checked="" type="checkbox"/>                                                           | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PTR form dated 12/12/2014</i> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                                   |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                       |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                         |
| Preservation Planner Signature: <i>Gretchen A. Hylleberg</i> 12/15/2014                       |                                                                                                                                                                                                                                         |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                                                       |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |                                                       |
| Planner Name: <i>Gretchen A. Hylleberg</i>                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                             | Signature: <i>Gretchen A. Hylleberg</i><br>12/15/2014 |
| Project Approval Action:<br>Select One <i>Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</i>                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                             |                                                       |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                             |                                                       |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2579

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |           |
|---------------------------------|--|-------------------------|-----------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/8/2014 |
|---------------------------------|--|-------------------------|-----------|

### PROJECT INFORMATION:

|                  |                        |               |  |
|------------------|------------------------|---------------|--|
| Planner:         | Address:               |               |  |
| Gretchen Hilyard | 176 Yerba Buena Avenue |               |  |
| Block/Lot:       | Cross Streets:         |               |  |
| 533078/010       | Maywood Drive          |               |  |
| CEQA Category:   | Art. 10/11:            | BPA/Case No.: |  |
| B                | n/a                    | 2014.1562E    |  |

### PURPOSE OF REVIEW:

### PROJECT DESCRIPTION:

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|

DATE OF PLANS UNDER REVIEW: 9/1/2014

### PROJECT ISSUES:

- ☒ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

#### Additional Notes:

Submitted: Supplemental Information Form prepared by Tim Kelley Consulting (dated September 2014).

Proposed Project: vertical and horizontal additions.

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

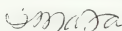
**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated September 2014) and information found in the Planning Department files, the subject property at 176 Yerba Buena Avenue contains a 2-story-over-basement, wood frame single-family residence designed in the Mediterranean Revival architectural style. The building was constructed in 1928 by contractor Clifford S. Allred for the Baldwin & Howell real estate company as part of the Monterey Heights subdivision. Known exterior alterations to the property include: enclosure of area under porch and foundation work (1958), and replacement windows (1996 and 2002).

No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is a non-descript example of a Mediterranean Revival style single-family residence that is identical to at least one other house in the Monterey Heights subdivision. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic districts. Although the subject block was designed as part of the Monterey Heights subdivision, the area lacks cohesion in architectural styles and the properties feature many alterations. The subject block is not individually distinctive or representative of the themes identified in the "Sunset District Residential Builders, 1925-1950: Historic Context Statement" such that the area would qualify as a potential historic district.

Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |

# HISTORICAL RESOURCE EVALUATION PART 1

176 YERBA BUENA AVENUE

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

DEC 24 2014

## CEQA Categorical Exemption Determination

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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                |                                                                                        |                                                         |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                |                                                                                        | Block/Lot(s)                                            |                                                                 |
| 255 Seacliff Ave.                                                                                                              |                                                                                        | 1308/019                                                |                                                                 |
| Case No.                                                                                                                       | Permit No.                                                                             | Plans Dated                                             |                                                                 |
| 2014.1310E                                                                                                                     |                                                                                        | 7/22/14                                                 |                                                                 |
| <input type="checkbox"/> Addition/<br>Alteration                                                                               | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input checked="" type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Demo existing building and replace with a new single family residence |                                                                                        |                                                         |                                                                 |

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>            | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                      |
| <input checked="" type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</i>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</i> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required</i>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments and Planner Signature (optional): <b>Jean Poling</b>                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Archeo clearance. Maher enrollment.                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify):<br>Per PTR dated 12/12/2014. |
| <b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                             |
| <input type="checkbox"/>                                                                             | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                        |
| Comments (optional):                                                                                 |                                                                                                                                                                                                                                        |
| Preservation Planner Signature: Alexandra Kirby                                                      |                                                                                                                                                                                                                                        |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                         |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/> | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                         |
|                                     | Planner Name: <b>A. Kirby</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Signature:<br><br><b>Alexandra Kirby</b><br><small>Digitally signed by Alexandra Kirby<br/> DN: dc=sing, dc=sing.gov, dc=cityplanning, ou=CityPlanning,<br/> ou=Current Planning, cn=Alexandra Kirby,<br/> email=Alexandra.Kirby@sfgov.org<br/> Date: 2014.12.15 10:18:22 -0800</small> |
|                                     | Project Approval Action:<br>Other (please specify)<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.<br>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                         |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 11/24/2014 |
|---------------------------------|--|-------------------------|------------|

|                             |                                   |               |
|-----------------------------|-----------------------------------|---------------|
| <b>PROJECT INFORMATION:</b> |                                   |               |
| Planner:                    | Address:                          |               |
| Alexandra Kirby             | 255 Sea Cliff Avenue              |               |
| Block/Lot:                  | Cross Streets:                    |               |
| 1308/019                    | 27th Avenue and El Camino del mar |               |
| CEQA Category:              | Art. 10/11:                       | BPA/Case No.: |
| B                           | N/A                               | 2014.1310E    |

Reception  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                       |                                     |                                       |                                  |                                                        |
|---------------------------------------|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>      |                                                        |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input type="radio"/> Alteration | <input checked="" type="radio"/> Demo/New Construction |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 7/22/2014 |
|------------------------------------|-----------|

|                                                                                                |                                                        |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                         |                                                        |
| <input type="checkbox"/>                                                                       | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                       | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                              |                                                        |
| Submitted: Historic Resource Evaluation prepared by Page and Turnbull, dated October 15, 2013. |                                                        |
| Proposal is to demolish the existing residence and construct a new residence.                  |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input checked="" type="radio"/> Yes <input type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               |                                                               | Period of Significance:                                                                                               | 1913 - 1935                                                   |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input checked="" type="radio"/> Non-Contributor                                    |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

255 Seacliff Avenue was constructed in 1951 by owner and pharmacist Edward Rifkind; no architect is listed on the original building permit. The subject property is a two-story-over-garage, wood frame, single family residence constructed in a vernacular neo-colonial style. The primary facade features painted horizontal wood siding with a side gable roof form. A false balconette is located at the center of the second level, in front of a three-pane picture window braced with decorative shutters, and three double-hung windows are evenly spaced at the third level. The entryway is recessed at the west side of the facade, where tile stairs lead to the second story entrance. The building retains a high degree of integrity and has undergone no significant exterior alterations.

Based on historic research conducted by Page and Turnbull and preservation planning staff, 255 Seacliff Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events and was constructed late in the development of the Sea Cliff neighborhood. Rifkind and his wife, Leona, resided at the property through 1956. They do not appear to be figures of historic significance, nor do later known owners. The building features a highly-simplified neo-colonial design with little detail with no known architect. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block face is residential in character and was constructed between 1941 - 1952, while surrounding development is primarily from the 1920s and 30s, when Subdivision #3 of the Sea Cliff tract opened. Although the subject block is located within the Sea Cliff neighborhood, it is not representative of the 1920's-era Mediterranean Revival style architecture that appears to be eligible for listing on the California Register, nor does the rest of the subject block face. A Sea Cliff eligible historic district was identified in 2010 (330 Seacliff Avenue, Case no. 2010.0967E) with a period of significance ranging from 1913 - 1935, defined by Mediterranean Revival style architecture set within a "residence park" setting. The subject block face, on the south side of Seacliff Avenue between El Camino del Mar and 27th Avenue, was entirely constructed after the period of significance and the architectural styles are much more reflective of the modern era. therefore 255 Seacliff Avenue does not appear to be a contributor to the Sea Cliff eligible historic district.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                   |                                                                                        |                                                         |                                                                 |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                   |                                                                                        | Block/Lot(s)                                            |                                                                 |
| 531 33rd Ave.                                                                                                     |                                                                                        | 1511/005                                                |                                                                 |
| Case No.                                                                                                          | Permit No.                                                                             | Plans Dated                                             |                                                                 |
| 2014.1496E                                                                                                        |                                                                                        | 6/18/2014                                               |                                                                 |
| <input type="checkbox"/> Addition/<br>Alteration                                                                  | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input checked="" type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                             |                                                                                        |                                                         |                                                                 |
| Demolition of three-story single-family home and construction of new three-story three-residential-unit building. |                                                                                        |                                                         |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                                                                                      |                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                             |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <u>Per PTR Form dated 12/12/14</u> |
| <b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                              |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                   |
| <input type="checkbox"/>                                                                             | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                              |
| <b>Comments (optional):</b>                                                                          |                                                                                                                                                                                                                                              |
| Preservation Planner Signature: <u>A. Kirby</u> <u>12/15/2014</u>                                    |                                                                                                                                                                                                                                              |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                    |                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                      | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                                                               |
| Planner Name: <u>A. Kirby</u>                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                    | Signature:  |
| Project Approval Action:<br>Select One<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                    | <u>12.15.2014</u>                                                                             |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |                                                                                                                                                                                                                                                                                                                    |                                                                                               |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

|                                        |           |                                |           |
|----------------------------------------|-----------|--------------------------------|-----------|
| <b>Preservation Team Meeting Date:</b> | 12/2/2014 | <b>Date of Form Completion</b> | 12/2/2014 |
|----------------------------------------|-----------|--------------------------------|-----------|

### PROJECT INFORMATION:

|                 |                             |               |
|-----------------|-----------------------------|---------------|
| Planner:        | Address:                    |               |
| Alexandra Kirby | 531 33rd Avenue             |               |
| Block/Lot:      | Cross Streets:              |               |
| 1511/005        | Geary Blvd. and Anza Street |               |
| CEQA Category:  | Art. 10/11:                 | BPA/Case No.: |
| B               | N/A                         | 2014.1496E    |

### PURPOSE OF REVIEW:

### PROJECT DESCRIPTION:

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 6/18/2014 |
|------------------------------------|-----------|

### PROJECT ISSUES:

- ☐ Is the subject Property an eligible historic resource?
- ☐ If so, are the proposed changes a significant impact?

Additional Notes:

Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting, LLC, September, 2014.

Proposal is to demolish the existing single-family residence and construct a new, three-story, two-family dwelling.

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

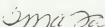
\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

531 33rd Avenue was constructed in approximately 1908 by an unknown builder; no original building permit for the property exists, although the water record, dated 1908, was signed by property owner J. Burton Fletcher. The subject property is a two-story-over-garage, wood frame, single family residence. The primary facade features painted wood shingle siding with a gable roof and a covered porch on the north portion of the primary facade, enclosed with multi-pane windows. The main entrance is located at the second story at the top of a stair that runs along the face of the building. The building retains a moderate degree of integrity, and the only known building permit was filed in 2003 for non-visible work.

Based on historic research conducted by the consultant and preservation planning staff, 531 33rd Avenue does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events. Owners J. Burton Fletcher, a mail carrier, and his first and second wives, resided at the property through 1942. They do not appear to be figures of historic significance, nor do later known occupants or owners. The design of the building is traditional with Queen Anne and vernacular elements, and no architect or builder was identified. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block, located in the Richmond neighborhood, is residential in character and features a broad range of construction dates between 1900 and 2011. The subject block is not cohesive in character and does not reflect a potential eligible historic district. The adjacent block face to the west was predominantly constructed in 1925, featuring a speculative tract and may be subject to further research. Therefore there does not appear to be an eligible historic district in the immediate vicinity.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |







DEC 24 2014

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PUBLIC LIBRARY

**SAN FRANCISCO  
PLANNING DEPARTMENT**
**CEQA Categorical Exemption Determination**

## PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                              |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                              |                                                                             | Block/Lot(s)                                 |                                                                 |
| 3880-3882 19th Street                                                                                        |                                                                             | 3585/027A                                    |                                                                 |
| Case No.                                                                                                     | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-001000ENV                                                                                               |                                                                             | 10/07/14                                     |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                  | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Vertical and horizontal addition and facade remodel |                                                                             |                                              |                                                                 |

**STEP 1: EXEMPTION CLASS**

## TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class _____                                                                                                                                                                                                                                                                            |

**STEP 2: CEQA IMPACTS**

## TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                       | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                            | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Comments and Planner Signature (optional): Joy Navarrete                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                           |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                  | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                |
| <input checked="" type="checkbox"/>                                                                                                                                                                       | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify):<br>Per PTR dated 12/12/2014. |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.                                                                                                             |                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                  | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                             |
| <input type="checkbox"/>                                                                                                                                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                        |
| Comments (optional):                                                                                                                                                                                      |                                                                                                                                                                                                                                        |
| Preservation Planner Signature: Alexandra Kirby <small>Digitally signed by Alexandra Kirby<br/>DN: cn=Alexandra Kirby, o=City of San Francisco, ou=City Planning, email=alexandra.kirby@sfgov.org</small> |                                                                                                                                                                                                                                        |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"><input type="checkbox"/> Step 2 – CEQA Impacts</div> <div style="width: 45%;"><input type="checkbox"/> Step 5 – Advanced Historical Review</div> </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                           |
| Planner Name: <b>A. Kirby</b>                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Signature:<br><br><b>Alexandra Kirby</b><br><small>Digitally signed by Alexandra Kirby<br/>DN: cn=Alexandra Kirby, o=City of San Francisco, ou=City Planning, email=alexandra.kirby@sfgov.org<br/>Date: 2014.12.15 10:48:15 -0800</small> |
| Project Approval Action:<br>Other (please specify)<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                           |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                           |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |            |                         |            |
|---------------------------------|------------|-------------------------|------------|
| Preservation Team Meeting Date: | 12/10/2014 | Date of Form Completion | 12/10/2014 |
|---------------------------------|------------|-------------------------|------------|

### PROJECT INFORMATION:

|                 |                            |                |  |
|-----------------|----------------------------|----------------|--|
| Planner:        | Address:                   |                |  |
| Alexandra Kirby | 3880 - 3882 19th Street    |                |  |
| Block/Lot:      | Cross Streets:             |                |  |
| 3585/027A       | Sanchez and Church Streets |                |  |
| CEQA Category:  | Art. 10/11:                | BPA/Case No.:  |  |
| B               | N/A                        | 2014-001000ENV |  |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| PURPOSE OF REVIEW:                    |                                     |                                       | PROJECT DESCRIPTION:                        |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |            |
|-----------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 10/07/2014 |
|-----------------------------|------------|

### PROJECT ISSUES:

|                                                                                                                                       |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/>                                                                                                              | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                              | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                     |                                                        |
| Submitted: Supplemental Information Form prepared by the applicant.                                                                   |                                                        |
| The proposal is to fully remodel the existing two-unit residence, add a fourth story addition, and fully redesign the primary facade. |                                                        |

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                                                                                       |                                                                         |                                       |                           |                                     |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|---------------------------------------|---------------------------|-------------------------------------|
| Historic Resource Present                                                                                             |                                                                                                                       | <input type="radio"/> Yes                                               | <input checked="" type="radio"/> No * | <input type="radio"/> N/A |                                     |
| Individual                                                                                                            | Historic District/Context                                                                                             |                                                                         |                                       |                           |                                     |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                                         |                                       |                           |                                     |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 1 - Event:                  | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 2 - Persons:                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 3 - Architecture:           | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No                                     | Criterion 4 - Info. Potential:        | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               | <input type="text"/>                                                                                                  |                                                                         | Period of Significance:               | <input type="text"/>      |                                     |
|                                                                                                                       |                                                                                                                       | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor |                                       |                           |                                     |



|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

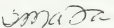
**PRESERVATION TEAM COMMENTS:**

3880 – 3882 19th Street was constructed at 156 Collingwood circa 1929, likely by developer W. W. Anderson who constructed two identical structures at 149 and 157 Collingwood. The building was relocated to it's present site in 1951 by salesman Fred Walter to make way for the Eureka Valley Recreation Center at Collingwood and 19th Streets. The building sustained damage during the move and was condemned in 1955, not to be repaired until 1961.

The subject property is a two-story-over-garage, wood frame, single-family Mediterranean Revival style residence. The primary façade features a barrel front bay with five window bays. The flat roof projects out to an elaborate cornice featuring large egg and dart moulding with a Spanish clay tile shed roof at the parapet. The entrance and garage are both recessed into the base of the building and a small glass brick window is located to the east of the garage door to allow light in, likely added in the 1961 remodel. Had the subject building not been relocated from its original setting, where there are a number of buildings likely built by the same builder, the overall integrity of the property would be high; however, the relocation of the building renders the integrity of the building low.

Based on historic research conducted by the applicant and preservation planning staff, 3880 19th Street does not appear to be individually eligible for the California Register under criteria 1 (Events), 2 (Persons), or 3 (Architecture). The subject property is not associated with any known significant events; the construction of the Eureka Valley Recreation Center and associated relocation of properties at the site do not appear to be of significant local import. Owner Fred Walter resided at the property from 1961 through 1975. Walter does not appear to be a figure of notable historic significance, nor do later known occupants or owners. The design of the building is a typical rendition of Mediterranean Revival, as seen throughout many of San Francisco's neighborhoods developed in the 1930s. Therefore, the subject building does not appear to be of historic significance under criterion 3 (Architecture).

The subject block is residential in character and highly eclectic in style, period of construction and scale. The subject building is flanked by a 1924 apartment complex to the west and a three-unit apartment building constructed in 1960 to the east. A 1989 multi-unit development, spanning five lots, is located immediately across the street. Overall there does not appear to be an eligible historic district in the immediate vicinity.

|                                                                                     |          |
|-------------------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:    |
|  | 12-12-14 |







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS D

DEC 24 2014

SAN FRANCISCO  
PUBLIC LIBRARY

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                        |                                                                             |                                              |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                        |                                                                             | Block/Lot(s)                                 |                                                                 |
| 248 Prospect Ave                                                                                                                                                                                                       |                                                                             | 5643/007                                     |                                                                 |
| Case No.                                                                                                                                                                                                               | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-002377ENV                                                                                                                                                                                                         | 201310108996                                                                | 11/26/2014                                   |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                            | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Convert portion of Existing basement into 1 car garage. Remove portion of existing wood front porch. Replace remainder of wood front porch with concrete deck |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class__                                                                                                                                                                                                                                                                                |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments and Planner Signature (optional): Laura Lynch                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

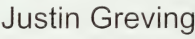
|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                     | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b><br>(specify or add comments):                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                                                                     | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                          | 10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated 12/12/2014 |
| <b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.                                                                                                                                         |                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                                                                     | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                          | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                          |
| Comments (optional):                                                                                                                                                                                                                         |                                                                                                                                                                                                                                          |
| Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving<br/>DN: cn=Justin Greving, o=City of San Francisco, ou=City Planning, email=Justin.Greving@sf.gov, c=US<br/>Date: 2014.12.15 13:41:56 -0800</small> |                                                                                                                                                                                                                                          |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                    |
| Planner Name: Justin A Greving                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                    | Signature:<br><br><small>Digitally signed by Justin Greving<br/>DN: cn=Justin Greving, o=City of San Francisco, ou=City Planning, email=Justin.Greving@sf.gov, c=US<br/>Date: 2014.12.15 13:41:56 -0800</small> |
| Project Approval Action:<br><b>Building Permit</b><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                    |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                    |



**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                          | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                     | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 405  
San Francisco, CA 94103-2479

|                                        |  |                                |            |
|----------------------------------------|--|--------------------------------|------------|
| <b>Preservation Team Meeting Date:</b> |  | <b>Date of Form Completion</b> | 12/11/2014 |
|----------------------------------------|--|--------------------------------|------------|

Reception:  
415.558.6378

| PROJECT INFORMATION: |                            |                |
|----------------------|----------------------------|----------------|
| Planner:             | Address:                   |                |
| Justin Greving       | 248 Prospect Avenue        |                |
| Block/Lot:           | Cross Streets:             |                |
| 5643/007             | Heyman and Eugenia avenues |                |
| CEQA Category:       | Art. 10/11:                | BPA/Case No.:  |
| B                    | n/a                        | 2014.002377ENV |

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

| PURPOSE OF REVIEW:                    |                                     |                                       | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |                                 |
|------------------------------------|---------------------------------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | <del>4/10/2014</del> 11/26/2014 |
|------------------------------------|---------------------------------|

| PROJECT ISSUES:                                                                                                                                                                 |                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                             | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                        | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                               |                                                        |
| Submitted: Supplemental Information for Historic Resource Determination prepared by Alison Garcia Keller (dated 10/29/2014).                                                    |                                                        |
| Proposed project: Convert portion of Existing basement into 1 car garage. Remove portion of existing wood front porch. Replace remainder of wood front porch with concrete deck |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                       |                           |                                       |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|
| Historic Resource Present                                                                                             |                                                                                                                       | <input type="radio"/> Yes | <input checked="" type="radio"/> No * |
|                                                                                                                       |                                                                                                                       | <input type="radio"/> N/A |                                       |
| Individual                                                                                                            | Historic District/Context                                                                                             |                           |                                       |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                           |                                       |
| Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    | Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    |                           |                                       |
| Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                   | Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                   |                           |                                       |
| Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             | Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             |                           |                                       |
| Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          | Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          |                           |                                       |
| Period of Significance: <input type="text"/>                                                                          | Period of Significance: <input type="text"/>                                                                          |                           |                                       |
|                                                                                                                       | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                           |                                       |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information for Historic Resource Determination prepared by Alison Garcia Kellar (dated October 29, 2014) and information found in the Planning Department files, the subject property at 248 Prospect Avenue contains a 1-story over basement wood frame, single-family vernacular style residence. The subject property was constructed in 1908 (source: building permit), by Pietro Gustavo Ghio and was originally owned by Edward Corcoran, a roofer. Known exterior alterations include installation of a deck on the primary elevation at an unknown date, stairway and window sash repair and replacement (1974), and roof replacement (1996). Although a permit was filed for the installation of asbestos shingles in 1946, they were likely removed or replaced with what appears to be wood shingles at a later date. Visual inspection reveals that an exterior porch was installed at an unknown date.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a non-descript example of a single-family residence in the vernacular style. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |                 |
|------------------------------------------------------------------------|-----------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:           |
| <i>DmaDa</i>                                                           | <i>12-12-14</i> |

Subject Property Images



Figure 1. 248 Prospect Avenue, front façade.





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

DET 16 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                    |                                                                             |                                              |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                    |                                                                             | Block/Lot(s)                                 |                                                                 |
| 2835-2837 Washington St                                                                                                            |                                                                             | 1002/045                                     |                                                                 |
| Case No.                                                                                                                           | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1415E                                                                                                                         |                                                                             | 8/16/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                        | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Add garage below existing building; raise two-story bay window by 2 feet. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>            | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |



|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maheer program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maheer layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Enrolled in DPH Maheer program.                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                            |                                                                                                         |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)</b> |                                                                                                         |
| <input type="checkbox"/>                                                   | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/>                                        | <b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>                                                   | <b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                   |
| <input checked="" type="checkbox"/>                                                           | 9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <u>Per PTR dated 11/14/2014</u> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                      | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                |
| <input type="checkbox"/>                                                                      | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                           |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                           |
| Preservation Planner Signature: <u>A. Kirby</u> <u>11/24/14</u>                               |                                                                                                                                                                                                                                           |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                           |            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |            |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                              |            |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                           | Signature: |
| Project Approval Action:<br>Select One<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |            |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                           |            |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                        |            |                                |            |
|----------------------------------------|------------|--------------------------------|------------|
| <b>Preservation Team Meeting Date:</b> | 11/14/2014 | <b>Date of Form Completion</b> | 11/14/2014 |
|----------------------------------------|------------|--------------------------------|------------|

|                             |                               |                      |
|-----------------------------|-------------------------------|----------------------|
| <b>PROJECT INFORMATION:</b> |                               |                      |
| <b>Planner:</b>             | <b>Address:</b>               |                      |
| Alexandra Kirby             | 2835 - 2837 Washington Street |                      |
| <b>Block/Lot:</b>           | <b>Cross Streets:</b>         |                      |
| 1002/044;045                | Divisadero and Scott Streets  |                      |
| <b>CEQA Category:</b>       | <b>Art. 10/11:</b>            | <b>BPA/Case No.:</b> |
| B                           | N/A                           | 2014. 1415E          |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |           |
|------------------------------------|-----------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 8/16/2014 |
|------------------------------------|-----------|

|                                                                                                                      |                                                        |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                               |                                                        |
| <input type="checkbox"/>                                                                                             | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                             | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                    |                                                        |
| Submitted: Supplemental Information packet submitted by applicant 8/15/2014.                                         |                                                        |
| The proposal is to insert a 10' wide garage, which requires lifting of the existing bay 2' and modifying the facade. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| <b>Individual</b>                                                                                                     |                                                               | <b>Historic District/Context</b>                                                                                      |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

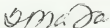
**PRESERVATION TEAM COMMENTS:**

2835 Washington Street was commissioned in 1905 by owner Anna G. Duffy with contractor E. F. O'Connor. Ms. Duffy, a public high school teacher, lived with her sister Alice. The second unit was rented by Leonard Molenaar, a railroad clerk, and his family. None of the known occupants or owners appear to be of historic significance.

The subject property is a two-story over basement, wood frame, two-family residence located on the south side of Washington Street, in the Pacific Heights neighborhood. The building features a flat roof with a cornice, a large central bay runs the full height of the building. Fenestration features double-hung wood sash with ogees. No historic photos of the property were found, although due to these changes the property appears to have a high degree of integrity.

Based on historic research conducted by the applicant and preservation planning staff, 2835 Washington Street does not appear to be individually eligible for the California Register under Criteria 1 (Events), 2 (Persons), or 3 (Architecture). 2835 Washington Street is not associated with any known historic trends or events in the area or at the subject property; the owners and occupants do not appear to have been significant to our local, regional or national past; and the subject property does not appear to be the work of a master architect or builder, nor does its architecture possess high artistic value or integrity.

The immediate context is a mixture of single-family homes and flats, primarily constructed at the turn of the century. Visual continuity is mixed in terms of style, although there is a strong pattern of massing and materials along the immediate block. The neighborhood is not a designated historic district, nor does it appear to qualify as a potential district based on preliminary research into building dates and styles.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 11-20-2014 |









# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                |                                                                             | Block/Lot(s)                                 |                                                                 |
| 704 Wisconsin Street                                                                                                           |                                                                             | 4097/010                                     |                                                                 |
| Case No.                                                                                                                       | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-002492ENV                                                                                                                 |                                                                             | 10/28/2014                                   |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                    | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                          |                                                                             |                                              |                                                                 |
| Renovation of existing home, add a 3rd floor and addition at rear of the building. Rebuild existing front entry stair and bay. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class __                                                                                                                                                                                                                                                                        |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b>                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Comments and Planner Signature (optional):</b> Laura Lynch                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <small>Construction activities are subject to the Dust Control Ordinance requirements contained in San Francisco Health Code Article 22B and San Francisco Building Code Section 106 A.3.2.6. Requirements of the Dust Control Ordinance include, but are not limited to, watering to prevent dust from becoming airborne, sweep or vacuum sidewalks, and cover inactive stockpiles of dirt. These measures ensure that serpentine does not become airborne during construction.</small> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. <b>GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                         |
| <input type="checkbox"/>                                                                      | 9. Other work that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                            |
| <input checked="" type="checkbox"/>                                                           | 10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated 12/16/2014 |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                             |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                 |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                   |
| Preservation Planner Signature: Justin Greving                                                |                                                                                                                                                                                                                                   |

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                                                                                                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |                                                                                                                                                                                                                               |
| Planner Name: Justin A Greving                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                             | Signature:<br><br><b>Justin Greving</b><br><small>Digitally signed by Justin Greving<br/>DN: cn=Justin Greving, o=City Planning, ou=City Planning, email=Justin.Greving@sfgov.org<br/>Date: 2014.12.17 09:15:40 -0800</small> |
| Project Approval Action:<br><b>Building Permit</b><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                                               |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                               |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                               |



**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/11/2014 |
|---------------------------------|--|-------------------------|------------|

|                             |                       |                |
|-----------------------------|-----------------------|----------------|
| <b>PROJECT INFORMATION:</b> |                       |                |
| Planner:                    | Address:              |                |
| Justin Greving              | 704 Wisconsin Street  |                |
| Block/Lot:                  | Cross Streets:        |                |
| 4097/010                    | 20th and 22nd streets |                |
| CEQA Category:              | Art. 10/11:           | BPA/Case No.:  |
| B                           | n/a                   | 2014.002492ENV |

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     |                                       | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |            |
|------------------------------------|------------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 10/28/2014 |
|------------------------------------|------------|

|                                                                                                                                                  |                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                           |                                                        |
| <input checked="" type="checkbox"/>                                                                                                              | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                         | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                |                                                        |
| Submitted: Supplemental Information for Historic Resource Determination prepared by Charles Brinton (dated 10/29/2014)                           |                                                        |
| Proposed Project: Renovation of existing home, add a 3rd floor and addition at rear of the building. Rebuild existing front entry stair and bay. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Supplemental Information Form for Historic Resource Determination prepared by Charles Brinton (dated 10/29/2014) and information found in the Planning Department files, the subject property at 704 Wisconsin Ave contains a 1-story over garage wood-frame single-family residence designed in the vernacular style. The subject property was constructed in 1906 by an unknown architect/builder (source: assessor), and was originally owned by Jane Coulsting. The subject property was later owned by Emil John Ellien, a riveter and MUNI employee. Known exterior alterations to the subject property include construction of new front steps on the primary façade (1989), installation of railing to the front steps (2004), and reroofing (2008). Other visible alterations include partial roof removal and installation of roof deck and overhanging porch (sometime after 1974), garage door and window replacement, and construction of a bay window on the primary façade.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular style single-family residence. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Potrero Hill neighborhood on a block that exhibits a variety of architectural styles and construction dates. Although 13 buildings were identified on this block in the 1976 survey, together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |            |
|------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:      |
| <i>Dma Da</i>                                                          | 12-16-2014 |

Photographs of Subject Property



Primary Facade, 704 Wisconsin Street





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

DEC 24 2014

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                                                                                         |                                                                             |                                              |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                                                                                                         |                                                                             | Block/Lot(s)                                 |                                                                 |
| 4448 24TH Street                                                                                                                                                                                                                                                                                                        |                                                                             | 2828/013                                     |                                                                 |
| Case No.                                                                                                                                                                                                                                                                                                                | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-002226ENV                                                                                                                                                                                                                                                                                                          |                                                                             | 4/11/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                                                                                             | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Provide new garage at street level, utilize existing main floor of house with remodel and renovation work throughout. Provide new interior stair throughout the house with improved 2nd floor layout and finish ceiling height. New Roof deck above 2nd Floor. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class ____</b>                                                                                                                                                                                                                                                                      |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone)? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments and Planner Signature (optional): Laura Lynch                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                               |                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                      | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                         |
| <input type="checkbox"/>                                                                      | 9. Other work that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                            |
| <input checked="" type="checkbox"/>                                                           | 10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated 12/16/2014 |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                                                      | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.                                                             |
| <input checked="" type="checkbox"/>                                                           | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.                                                 |
| Comments (optional):                                                                          |                                                                                                                                                                                                                                   |
| Preservation Planner Signature: Justin Greving                                                |                                                                                                                                                                                                                                   |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an Environmental Evaluation Application.</b> |                                                                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                |                                                                                                                                                                                                                                                              |
| Planner Name: Justin A Greving<br><br>Project Approval Action:<br>Building Permit<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                                |                                                                                                                                                                                                                                                                                                             | Signature:<br><br>Justin Greving<br><br><small>Digitally signed by Justin Greving<br/> DN: cn=Justin Greving, ou=CityPlanning,<br/> ou=Current Planning, cn=Justin Greving,<br/> email=Justin.Greving@sfgov.org<br/> Date: 2014.12.17 09:38:31 -0800</small> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                              |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2477

Reception  
415.558.6378

Fax  
415.558.6409

Planning  
Information  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/11/2014 |
|---------------------------------|--|-------------------------|------------|

|                             |                                       |                |
|-----------------------------|---------------------------------------|----------------|
| <b>PROJECT INFORMATION:</b> |                                       |                |
| Planner:                    | Address:                              |                |
| Justin Greving              | 4448 24th Street                      |                |
| Block/Lot:                  | Cross Streets:                        |                |
| 2828/013                    | Grand View Avenue and Fountain Street |                |
| CEQA Category:              | Art. 10/11:                           | BPA/Case No.:  |
| B                           | n/a                                   | 2014.002226ENV |

|                                       |                                     |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC       | <input checked="" type="radio"/> Alteration |
|                                       |                                     | <input type="radio"/> Demo/New Construction |                                             |

|                                    |            |
|------------------------------------|------------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 04/11/2014 |
|------------------------------------|------------|

|                                                                                                                                                                                                                                                                                  |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                                                                                                                                                           |                                                        |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                              | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                                                                                         | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                                                                                                |                                                        |
| Submitted: Historic Resource Evaluation prepared by Tim Kelley Consulting (dated 8/2014)                                                                                                                                                                                         |                                                        |
| Proposed Project: Provide new garage at street level, utilize existing main floor of house with remodel and renovation work throughout. Provide new interior stair throughout the house with improved 2nd floor layout and finish ceiling height. New Roof deck above 2nd floor. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         |
|                                                                                                                       |                                                               | <input type="radio"/> N/A                                                                                             |                                                               |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               |                                                               | Period of Significance:                                                                                               |                                                               |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

According to the Historic Resource Evaluation prepared by Tim Kelley Consulting (dated August 2014) and information found in the Planning Department files, the subject property at 4448 24th Street contains a one-and-a-half story over garage wood-frame single-family residence designed in the vernacular architectural style with a few Queen Anne decorative elements. The subject property was constructed circa 1907 by a day laborer for the original owner Lee H. Estes, a printer from Iowa. Some of the earliest owners of the subject property included barbers, seamstresses, and clerks. Known exterior alterations to the subject property include window replacement with aluminum windows and installation of an iron wood railing (1967), and reroofing (2000). Additional visual inspection reveals that a rear addition was constructed at an unknown date.

No known historic events occurred at the subject property (Criterion 1). While the subject property is one of the earliest extant buildings on the block this in and of itself is not sufficient information to establish significance. None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a vernacular single-family residence with a few Queen Anne decorative elements. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in Noe Valley on a block that exhibits a variety of architectural styles, construction dates, and later alterations to the earliest buildings. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |            |
|------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:      |
| <i>Omada</i>                                                           | 12.16.2014 |

# HISTORICAL RESOURCE EVALUATION PART 1

4448 24TH STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM







# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2013.0583E  
Project Title: 500 Jefferson Street  
Zoning: P (Public) District  
OS Height and Bulk District  
Block/Lot: 0405/004  
Lot Size: 81,800 square feet  
Project Sponsor: Luke Ogrydziak, Ogrydziak Prillinger Architects  
(415) 474-6723  
Staff Contact: Melinda Hue, (415) 575-9041  
Melinda.Hue@sfgov.org

GOVERNMENT  
DOCUMENTS

JAN - 7 2015

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PUBLIC LIBRARY

1650 Mission  
Suite 400  
San Francisco, CA 94103

Reception  
415.558.1111

Fax  
415.558.1111

Planning  
Information  
415.558.1111

### PROJECT DESCRIPTION:

The project site (Assessor's Block 0405, Lot 004), approximately 81,800 square feet (sf) in size, is located at the northwest corner of Hyde Street and Jefferson Street within the San Francisco Maritime National Historical Park in the Russian Hill neighborhood. The subject building is a one-to-two-story, approximately 38.5-foot-tall, 14,925-sf building that is currently occupied by the South End Rowing Club.

(continued on next page)

### EXEMPT STATUS:

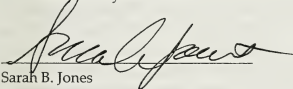
Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(1))

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Sarah B. Jones

Environmental Review Officer

December 18, 2014  
Date

cc: Luke Ogrydziak, Project Sponsor  
Lily Yegazu, Current Planner and Preservation Planner  
Alexis Smith, Citywide Planner  
Supervisor Mark Farrell, District 2 (via Clerk of the Board)

Historic Preservation Distribution List  
Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

The proposed project would involve alterations to the northeastern portion of the building and the interior remodel of the existing second floor of the building. The proposed project would involve the demolition of a one-story, approximately 21-foot-tall, 3,167-sf portion of the building (the boathouse) and the construction of a new two-story, approximately 29.5-foot-tall, 5,504-sf addition within its footprint. The proposed project would increase the building size by 2,337 sf, resulting in a 17,262-sf building. The proposed project would involve approximately 45 cubic yards of soil disturbance and excavation up to approximately two feet below ground surface (bgs) to accommodate the building addition.<sup>1</sup>

**Project Approvals**

The proposed project would require a General Plan Referral and the issuance of a building permit by the Department of Building Inspection (DBI).

**Approval Action:** The issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:*****Historic Architectural Resources***

The South End Rowing Club building at 500 Jefferson Street is located within the Aquatic Park National Register Historic District (Aquatic Park District), which is within the San Francisco Maritime National Historic Park (Maritime Park). The South End Rowing Club building was originally constructed at the corner of Third and Berry Streets in 1884. After multiple building additions and three relocations, it was moved to its current location at 500 Jefferson Street in 1938. While thematically related to the buildings in the Aquatic Park District, which focus on recreational activities, the subject building predates the 1939 period of significance of the complex, when the construction of the Maritime Park and contributing buildings within the Maritime Park was completed. The subject building is also separated from the main complex of contributing buildings within the Aquatic Park District by vast open space and is surrounded by other older buildings that also predate Maritime Park's period of significance (the Maritime store building to the east and the Dolphin Club building to the west).

Subsequent building additions to the South End Rowing Club have resulted in a building with a roughly L-shape plan with a one-story rectangular boathouse filling in the crux of the L. The building is a wood frame construction and is clad with wood shiplap on all sides. The primary street-facing façade along Jefferson Street is visually composed of two bays. The façade's west bay consists of a flat plane with no openings except for a porthole window with the Rowing Club logo in stained glass, and includes a wall mounted Rowing Club logo. The primary façade's east bay includes a raised entry porch with a ramp to the west and stairs to the east. The first floor of the east bay façade features a single door and a set of

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<sup>1</sup> Burohappold Engineering. *500 Jefferson Street Memo*, July 11, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0583E.

double doors beneath a shed porch roof as well as a porthole window east of the double doors. The second floor of the façade's east bay includes three equally spaced windows, aligned beneath a hipped roof and a hipped dormer at the roof with a pair of windows.

The Planning Department determined in a Historic Resource Evaluation Response (HRER) Part II that the building, for the purposes of CEQA, is an individual historic resource under Criterion 1 (Events) for its association with rowing as an early and popular pastime in the San Francisco Bay.<sup>2</sup> The building's character-defining features include the following: small scale size and massing comprised of a two-story structure visually composed of two bays; porthole windows on both bays with the west bay containing a porthole window with the Rowing Club logo in stained glass; raised entry porch with a shed roof on the east bay; hipped roof and hipped dormer at the roof on the east bay; three equally spaced multi-lite wood casement windows<sup>3</sup> aligned beneath a hipped roof, and a pair of multi-light wood casement windows centered on the hipped dormer; wood shiplap cladding and a combination of asphalt shingle-clad hipped roofs and roll-roofing-clad flat roofs; and other additions that have gained significance through time.

The HRER Part II determined that the proposed project is generally consistent with the Secretary of Interior's Standards. The proposed project would involve the demolition of the one-story boathouse at the rear of the building and construction of a new two-story addition within the boathouse footprint. Although the project would involve the removal of one of the numerous additions to the building that has gained significance through time, the portion of the building that would be demolished is a small addition that is utilitarian in nature and not visible from the public right-of-way along Jefferson Street. All other additions to the South End Rowing Club (very early alterations following the building's move to its current location) that have acquired historic significance in their own right would be retained and preserved.

The proposed addition would not substantially alter the spatial relationship that characterizes the building, including its relationship to the water. The design of the addition consists of two simple rectangular volumes with flat roofs that step down from the hipped roof of the existing building, which would minimize its visibility from Jefferson Street. Exterior materials of the addition would include wood shiplap siding to match the existing building materials and would include steel and glass to provide differentiation between the old and new. On the east building elevation (minimally visible from Hyde Street), the two-story addition would alter the scale and massing of the building, but the vertical and horizontal strips of glazing would break up the perceived mass and maintain proportions that would be compatible with the existing building. Windows on the east building elevation would be orientated vertically and in scale with the building's existing windows.

The proposed project would be in keeping with the history of the building in that the structure is characterized by changes that occurred to the building during the last 100 plus years. The building would

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<sup>2</sup> San Francisco Planning Department. *Historic Resource Evaluation Response for 500 Jefferson Street*, October 22, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0583E.

<sup>3</sup> Two of the windows have paired multi-lite wood casement sash windows while the third one has been partially altered to include a multi-lite wood casement sash paired with a vinyl double hung window. The vinyl double hung window is not a character-defining feature of the building.

continue its use as a clubhouse and boathouse for the South End Rowing Club. The building's character defining features such as a wood frame construction, wood windows, and wood siding, as well as the porthole windows on the primary façade along Jefferson Street would be preserved. The HRER Part II determined that the proposed project would not result in a significant adverse impact to the individual historic resource or to the Aquatic Park National Register Historic District. Therefore, the proposed project would result in a less-than-significant impact related to historic resources.

### ***Geology and Soils***

A geotechnical report was prepared for the proposed project at 500 Jefferson Street and includes information gathered from site reconnaissance and soil borings on the project site.<sup>4</sup> The soil borings (that went to depths ranging from seven to 50 feet bgs) encountered sand fill, medium dense/medium stiff silty sand, and stiff silty clay soils. Groundwater was encountered at a depth of 7.5 – 8 feet bgs. The maximum depth of excavation for the proposed project would be up to a maximum of two feet bgs, so groundwater would not likely be encountered during project construction.

The geotechnical report indicates that the project site at 500 Jefferson Street is relatively flat, is not located in a landslide hazard zone or a fault rupture hazard zone. According to the geotechnical report, the site is located in a potential liquefaction zone. To help minimize the potential damage from liquefaction, the geotechnical report recommends a conventional spread and continuous footings foundation system and increasing the rigidity of the foundation and floor system. The project site is in an area that would be exposed to strong earthquake shaking. The addition is designed to be structurally independent, with a seismic gap provided between the addition and existing building. The seismic gap would accommodate relative lateral movement of the existing building and the addition during strong earthquake shaking, which would minimize potential damage between the two portions of the building. The Project Sponsor would be required to adhere to the San Francisco Building Code, which specifies seismic design parameters for the design of earthquake resistant structures and would minimize damage from earthquakes. The geotechnical report also includes recommendations covering site preparation, excavation, subgrade preparation, compaction criteria, drainage, lateral loads, and slabs on grade. Per the geotechnical report, the project site is suitable for the proposed project improvements with the incorporation of the report recommendations.

Decisions about appropriate foundation and structural design are considered as part of DBI's permit review process. Prior to issuing a building permit for the proposed project, DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Any potential damage to on-site structures from geologic hazards would be addressed through compliance with the San Francisco Building Code. The project would therefore result in a less-than-significant impact related to seismic and geologic hazards.

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<sup>4</sup> Geotechnical Engineering, Inc. *Additional Soil Investigation, Planned Additions, Existing South End Rowing Club, 500 Jefferson Street, San Francisco, California*, June 12, 2012. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0583E.

### **Hazardous Materials**

The proposed project would include the soil disturbance of approximately 45 cubic yards of soil. The project is within the mapped San Francisco Health Code Article 22A (Maher) area, indicating that the project site may have the potential to contain hazardous materials in soil and/or groundwater. The San Francisco Department of Public Health evaluated the proposed project and determined that no evidence has been presented to create a reasonable belief that the soil and/or groundwater may contain hazardous substances and has granted a waiver from the requirements of the San Francisco Health Code Article 22A for the proposed project.<sup>5</sup> The proposed project would therefore not result in a significant impact to the public or the environment through the release of hazardous materials.

### **Shadow**

Section 295 of the Planning Code was adopted in response to Proposition K (passed November 1984) in order to protect certain public open spaces under the jurisdiction of the Recreation and Park Commission from shadowing by new and altered structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public open spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height unless the Planning Commission finds the shadow to be an insignificant effect. An exception to the regulation is structures to be constructed on property under the jurisdiction of the Recreation and Park Commission for recreational and park-related purposes. The proposed addition would be a maximum height of 29.5 feet. Therefore, the proposed project would not be subject to Section 295 and the proposed project would result in less-than-significant shadow impacts.

## **EXEMPTION CLASS**

CEQA State Guidelines Section 15301(e)(1), or Class 1(e)(1), provides an exemption from environmental review for additions to existing structures of up to 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would increase the existing building area by 2,337 square feet, which is an increase of approximately 16 percent compared to the existing building square footage. Therefore, as the proposed project would result in an addition of less than 2,500 square feet, the proposed project would be exempt from environmental review under Class 1(e)(1).

## **SUMMARY**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have significant environmental impacts related to historical resources and geology and soils. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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<sup>5</sup> San Francisco Department of Public Health. Email to Kei Sushi, Environmental Planner: RE: 500 Jefferson I Maher soil calculation, May 23, 2014. This document is on file and available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2013.0583E.







# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Case No.:* 2013.0583E  
*Project Address:* 500 Jefferson Street  
*Zoning:* P (Public)  
OS Height and Bulk District  
*Block/Lot:* 0405/004  
*Date:* October 22, 2014  
*Staff Contact:* Lily Yegazu (Preservation Planner)  
(415) 575-9076  
[lily.yegazu@sfgov.org](mailto:lily.yegazu@sfgov.org)

1650 Mission  
Suite 400  
San Francisco, CA 94103

Reception  
415.558

Fax:  
415.558

Planning  
Information  
415.558

### PART II: PROJECT EVALUATION

#### PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is located on an irregular shaped lot on the north side of Jefferson Street, close to the intersection of Jefferson and Hyde Streets in the Russian Hill neighborhood of San Francisco. The subject parcel is designated as a P (Public) Zoning District and an OS (OPEN Space) Height and Bulk District. Immediately adjacent to the west is located the Dolphin Club building and adjacent to the east is located a one-story Maritime store. The project site and most of the sounding structures are located within the Aquatic Park National Register Historic District (District), a District within the San Francisco Maritime National Historical Park. In addition to the subject site's location within the boundaries of the District, the Department concurs with the findings of the Historic Resources Evaluation (HRE) prepared by Cary & Co. Inc. (dated September 10, 2012), that an individually eligible historic resource is present under California Register Criterion 1 for its association with rowing as an early and popular pastime in the San Francisco Bay.

The South End Rowing Club building at 500 Jefferson Street is a two-story boathouse and club building that has undergone numerous alterations, including relocations, that define the building historically. The additions have resulted in a building with a roughly L-shape plan and a one-story rectangular boathouse filling in the crux of the L. The building is a wood frame construction and is clad with wood shiplap on all sides. The primary elevation facing Jefferson Street is visually composed of two bays. The west bay is a flat plane with no openings except for a porthole window with the Rowing Club logo in stained glass. The same logo is also mounted on the flat wall.

The east bay of the primary elevation has a raised entry porch with a ramp to the west and stairs to the east. The first floor features a single door and a set of double doors beneath a shed porch roof as well as a porthole window to the east of the doors. The second floor features three equally spaced windows, aligned beneath the hipped roof. Two of the windows have paired multi-lite wood casement sash windows while the third one has been partially altered to include a multi-lite wood casement sash paired

with a vinyl double hung window. A pair of multi-light wood casement windows is centered within a hipped dormer at the roof. This bay extends to the east property line beneath a flat roof and includes a vinyl double hung window.

The east elevation, where the subject project is proposed, reads as three offset wall planes. The wall plane in the foreground borders the property line and steps down from the two-story height at the south end to the one-story height at the north end. This elevation has several small vinyl slider windows, fixed and awning windows in a variety of sizes. A roof terrace with glass screen is located between two sections of hipped roof. Another wall plane beyond extends to the north and includes the flat roofed addition with pairs of vinyl double hung windows.

The north (rear) elevation features a largely transparent two-story kitchen and dayroom addition on the west side. It is roughly symmetrically composed, with glass doors centered at each story and flanked by vinyl double hung windows and large fixed windows. A balcony at the second floor overhangs over the first floor entry. The subject one-story lower boathouse proposed to be replaced is located set back slightly to the east side and has two large roll-up doors beneath two fixed multi-lite wood windows.

The north end of the subject property has a concrete slab patio and a small portion of beach which is semi-enclosed by a wood fence. A wood dock with a boat lift crosses the Aquatic Park Beach and juts into the cove to the northwest.

The character-defining features of 500 Jefferson Street include:

- Small scale size and massing comprised of a two-story structure visually composed of two bays,
- Porthole windows on both bays with stained glass in the South End Rowing Club logo on the porthole of the west bay,
- Raised entry porch with a shed roof on the east bay,
- Hipped roof and Hipped dormer at the roof on the east bay,
- Three equally spaced multi-lite wood casement windows aligned beneath a hipped roof, and a pair of multi-light wood casement windows centered on the hipped dormer (one of the three is paired with a vinyl double hung window),
- Wood shiplap cladding and a combination of asphalt shingle-clad hipped roofs and roll-roofing-clad flat roofs, and
- Numerous additions that have gained significance through time.

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## HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building was originally constructed 1884 and was located at the corner of Third and Berry Streets. After multiple additions and three relocations, it was moved to its current location at the northwest corner of Hyde Street and Jefferson Street within the District in 1938. While thematically related to the buildings in the District, which focus on recreational activities, the subject property predates the 1939 period of significance of the complex, when the construction of the Park and contributing buildings within the Park was completed. The subject structure is also separated from the main complex of contributing buildings within the district by vast open space and is surrounded by other older buildings which also predate the Park's period of significance (the Maritime store to the east and the Dolphin Club building to the west).

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PER DRAWINGS DATED:

January 16, 2012 (Last revised July 24, 2013)  
by Ogrydziak Prillinger Architects (OPA)

PROJECT DESCRIPTION

The proposed project includes the addition of a two-story, flat-roofed structure within the footprint of the lower boathouse which is proposed to be removed. The new horizontal additions will be designed to be structurally independent of the existing club. The addition will continue the use of the boathouse on the first floor and will provide a women's locker room on the second floor as well as a gym that opens to a new deck overlooking the Bay to the north. The existing gym on the second floor will also be altered to expand the men's locker room.

The design of the new addition utilizes two simple forms of rectangular volumes with flat roofs that step down approximately 8-feet and 10-feet respectively from the hipped roof of the existing building. The portion of the addition housing the women's locker room will make up the first rectangle that is approximately 43-feet long and the gym will make up the second, shorter and smaller rectangle that is approximately 24-feet long. The two volumes will be separated via an approximately 2-feet wide glazed hyphen. Portions (approximately 5-feet) of the smaller volume and an approximately 204 square feet (9.8 feet L x 20.7-feet W) deck with glass railing enclosure cantilever beyond the first floor towards the Bay (north).

As the overall height of the new construction will be lower than the pitch of the hipped roof, the new addition will be minimally visible from the public right-of-way except for a portion of the new addition along the east side that is approximately 2-feet high by 5-feet wide beyond the hipped roof. No other changes are proposed to the south (front) elevation.

The new addition is mostly visible along the east (side) and north (rear) elevations, which are primarily visible from the Bay. The majority of the first floor along the east elevation will be screened by the extension of the perimeter wall except for a row of ribbon windows visible above the height of the fence and portion of the side wall that will be finished with stucco. The second floor elevation will be finished with horizontal wood siding matching those on the existing building and will feature ten, irregularly placed, small rectangular window openings.

The north elevation, which is only visible from the bay, will have two roll-up garage doors on the first floor and a centrally located large sliding glass window opening on the second floor. The roll-up garage doors will have a solid panel at the bottom while the rest of the door will be comprised of transparent glazed panels. The portion of the first floor above the roll-up doors will be finished with stucco while the second floor will be finished with horizontal wood siding, both matching those on the side elevation. A sign reading "South End" is proposed below the second floor window.

## PROJECT EVALUATION

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

### Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

### California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Staff finds that the proposed project would not cause a significant adverse impact to a historic resource such that the significance of a historic resource would be materially impaired. In addition, the project is generally found to be consistent with the Secretary of Interior's Standards (Standards). Specifically, although the project involves the removal of one of the numerous additions to the building that have gained significance through time, the proposed structure to be removed is a small addition that is utilitarian in nature and is not visible from the public right-of-way (Jefferson Street). Additionally, the proposed replacement structure will fit within the existing footprint of the portion to be removed and although, two stories in height, will still be shorter than the main structure in height to minimize its visibility from the public right-of-way.

Staff also finds that the proposed addition is in keeping with the history of the subject building in that the structure is characterized by the ongoing changes that occurred to the property during the last 100 plus years. As such, the current change is consistent with this aspect of the building. Furthermore, the proposed project would not result in the removal of any character-defining features of the resource, which are primarily located along the primary (Jefferson Street) elevation and as such would not materially impair the significance of the historic resource.

The following is an analysis of the new construction per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

#### **Standard 1.**

*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The property will continue its use as a clubhouse and boathouse for the South End Rowing Club of San Francisco. In addition, the spatial relationship that characterizes the building including its relationship to the water will not be altered as part of the current proposal.

Therefore, the proposed project complies with Rehabilitation Standard 1.

**Standard 2.**

*The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.*

The subject property is an individual resource located within the National Register Aquatic Park Historic District. The building currently has spatial relationships that are both distinctive and critical to its function which will not be altered. The building's main spaces and materials will remain unchanged. Additionally, although the project involves the removal of a building feature from the Period of Significance for the building, the proposed replacement feature will be designed to fit in within the footprint of the existing building and not be visible from the public right-of-way (Jefferson Street). Furthermore, the proposed replacement feature is in keeping with the on-going changes that occurred to the property in the past 100 plus years of the building history.

Therefore, the proposed project complies with Rehabilitation Standard 2.

**Standard 3.**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project involves the removal of a one-story boathouse and replacement with a two-story new structure within the existing footprint of the resource containing a boathouse on the ground floor and women's lockers on the second floor. The subject property has gone through multiple additions, most of which have gained significance in their own rights, although making it somewhat difficult to distinguish the original form the subsequent additions. The design of the proposed addition will not create a false sense of historical development yet will be consistent with the structure. Specifically, through the use of materials such as horizontal wood siding, simple massing that steps down from the pitch of the existing hipped roof and physical separation from the original building via the proposed 10-inch seismic gap. No conjectural features or elements from other historic properties are proposed to be added.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

**Standard 4.**

*Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Most of the additions to the South End Rowing Club were very early alterations following the building's move to the Aquatic Park and have acquired historic significance in their own right. In the proposed project, a new two story building will be added where the existing one-story lower boathouse now stands. With the exception of the lower boathouse that is not visible from the public right-of-way, all additions made at the site throughout the years will be retained and preserved.

Therefore, the proposed project complies with Rehabilitation Standard 4.

**Standard 5.**

*Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The subject property is an individual resource and includes character defining features such as wood frame construction, wood windows, and wood siding, as well as the porthole windows on the primary (south) elevation. As part of this proposal, all character defining features that are visible from the public right-of-way will be preserved.

Therefore, the proposed project complies with Rehabilitation Standard 5.

**Standard 9.**

*New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project involves the construction of a new, compatible two-story addition within the footprint of the existing one-story boathouse currently existing along the rear of the building. As currently proposed, the project leaves the majority of the building and spatial relationship within it unaltered. The new work is differentiated from the old by using simple volumetric shapes with flat roofs and by physical separation through the use of a 10-inch seismic gap. The addition is compatible with the historic character of the property by using similar finish materials on the new addition. Specifically, exterior materials include wood shiplap siding to match the existing which is combined with steel and glass to provide sufficient differentiation between the old and new. On the east elevation, the two-story addition will alter the scale and massing of the building, but the vertical and horizontal strips of glazing break up the perceived mass and maintain proportions which are compatible with the existing property. Windows on the east elevation are oriented vertically and are in scale with the building's existing windows, yet are arranged with varying sill height to clearly differentiate them as new additions. As such, the design of the proposed project is clearly differentiated as a contemporary addition to the historic resource while referencing the character-defining features of the building in order to retain compatibility with the historic resource.

Therefore, the proposed project complies to comply with Rehabilitation Standard #9.

**Standard 10.**

*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project includes the addition of a two-story structure that is structurally separate from the existing building by using a 10-inch seismic gap. Should the new addition be removed in the future, the integrity of the individual resource, historic district and the environment would not be altered.

Therefore, the proposed project complies with Rehabilitation Standard 10.

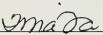
**Summary**

Overall, the Department concurs with the Carey & Co. Inc. Architecture's analysis that the design, massing and scale of the proposed project complies with the *Secretary's Standards* and will not materially



impair the District. As currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

## PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature:   
Tina Tam, Senior Preservation Planner

Date: 10.22.2014

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File  
Melinda Hue, Environmental Planner

LY: G:\Documents\HRER\500 Jefferson St\500 Jefferson St\_HRER Part II Analysis.docx







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

JAN - 7 2015

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC HEALTH

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                              |                                                                             |                                              |                                                                 |
|--------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                              |                                                                             | Block/Lot(s)                                 |                                                                 |
| 1650 Bay St.                                                 |                                                                             | 0460A/010                                    |                                                                 |
| Case No.                                                     | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-000878ENV                                               |                                                                             | <del>10/10/14</del> 12/19/2014 JAG           |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration  | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.        |                                                                             |                                              |                                                                 |
| Add one story to existing one-story single-family residence. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | 1. Change of use and new construction. Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/>                           | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                           | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | Project does not conform to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                          |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                     |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                     |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                        |
| <input type="checkbox"/>             | 2. Interior alterations to publicly accessible spaces.                                                                                                                              |
| <input type="checkbox"/>             | 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                      |
| <input type="checkbox"/>             | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.                                                                                 |
| <input type="checkbox"/>             | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.                                                                            |
| <input type="checkbox"/>             | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                     |
| <input checked="" type="checkbox"/>  | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                     | <p>8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>Revised drawings sent 12/19/2014. One story addition will be 15' from front lot line, will have standing seam pitched roof, will have wood or wood clad windows and/or doors, balcony railing will be setback 3' from pent roof parapet.</p> |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                | <p>9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify):</p>                                                                                                                                                                                       |
| <p><b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                | <p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>                                                                                                                                                                                                              |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                     | <p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>                                                                                                                                                                                                         |
| <p><b>Comments (optional):</b></p> <p>Per email correspondence with architect standing seam pitched roof will be of a grey color and will have a matte coating.</p>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Preservation Planner Signature: <b>Justin Greiving</b></p> <p style="text-align: right;"><small>Digitally signed by Justin Greiving<br/>DN: cn=Justin Greiving, o=San Francisco Planning Department, email=Justin.Greiving@sfgov.org<br/>Date: 2014.12.22 10:02:30 -0800</small></p> |                                                                                                                                                                                                                                                                                                                                                                                                                |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                      | <p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p> |                                                                                                                                                                                                                                                                           |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                               | <p>Planner Name: <b>Justin A Greiving</b></p>                                                                                                                                                                                                                                                                                                | <p>Signature:</p> <p><b>Justin Greiving</b></p> <p style="text-align: right;"><small>Digitally signed by Justin Greiving<br/>DN: cn=Justin Greiving, o=San Francisco Planning Department, email=Justin.Greiving@sfgov.org<br/>Date: 2014.12.22 10:02:30 -0800</small></p> |
|                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Project Approval Action:</b><br/><b>Building Permit</b></p> <p>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>                                                                                                                      |                                                                                                                                                                                                                                                                           |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                           |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

Case No.: 2014.1250E  
Project Title: 416 28<sup>th</sup> Street  
Zoning: RH-2 (Residential – House, Two Family) Zoning District  
40-X Height and Bulk District  
Block/Lot: 6603/011  
Lot Size: 3,154 square feet  
Project Sponsor: James Barker – John Lum Architecture  
(415) 558-9550 ext. 12  
Staff Contact: Christopher Espiritu – (415) 575-9022  
Christopher.Espiritu@sfgov.org

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FEB -9 2014

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PUBLIC LIBRARY

1650 Mi  
Suite 400  
San Fran  
CA 94

Reception  
415.55

Fax  
415.55

Planning  
Informati  
415.55

### PROJECT DESCRIPTION:

241  
#1  
12/32/14

The proposed project would include the interior remodel of an existing two-story residence, the horizontal expansion of the second floor to add approximately 352 square-feet (sq ft) of habitable space, and the development of a new third floor. The proposed third-floor addition would add approximately 1,488 sq ft of habitable space to the residence. The proposed project would also include the expansion of the existing at-grade one-vehicle garage with a storage room/crawlspace to add approximately 347 sq ft for an additional vehicle parking space. The proposed additions to the existing single-family residence would add approximately 2,187 sq ft of new habitable space and the finished building would be approximately 5,120 gross square feet (gsf), two-stories over an at-grade garage, and approximately 37-feet in height. The project site is located on the block bounded by Duncan Street to the north, 28<sup>th</sup> Street to the south, Noe Street to the east, and Castro Street to the west within the Noe Valley neighborhood.

### EXEMPT STATUS:

Categorical Exemption, Class 1 (California Environmental Quality Act (CEQA) Guidelines Section 15301).

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Sarah B. Jones

Environmental Review Officer

Date

December 22, 2014

cc: James Barker, Project Sponsor

Eilish Tuffy, Current Planner

Allison Vanderslice, Preservation Planner

Historic Preservation Distribution List

Supervisor Wiener, District 8 (via Clerk of the Board)

Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

The proposed development of a new third-floor would increase the height of the structure by eight feet for a height of 37 feet tall. The proposed project is located on a site that has a slope of approximately 20% and slopes downward (from the northeast) towards the front of both properties. The proposed project would involve excavation up to an approximate depth of nine feet below ground surface (bgs) for the expansion of the proposed at-grade garage and would require approximately 104 cubic yards of soil excavation. Other project details include modifications to the existing roof to accommodate the proposed third floor, demolition of the existing rear walls, installation of new interior stairs, and modifications to existing windows. While the project would provide an additional vehicle parking space, no changes to the existing curb cut are proposed.

**Project Approvals**

The proposed project would require the following approval(s):

- Demolition and Site Permit (Department of Building Inspection [DBI]) – The proposed project would require the approval of a Demolition and Site Permit by DBI.

**Approval Action:** The proposed project would be subject to Section 311 of the Planning Code. If discretionary review before the Planning Commission is requested, the discretionary review hearing is the Approval Action for the project. If no discretionary review is requested, the issuance of a building permit by DBI is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**REMARKS:**

**Historic Architectural Resources.** The Planning Department's Historic Preservation staff evaluated the property to determine whether the existing structure on the project site is a historical resource as defined by CEQA.<sup>1</sup> According to a Historic Resource Evaluation (HRE)<sup>2</sup> prepared for the project, and information found in the Planning Department archives, the property at 416 28<sup>th</sup> Street contains a single-family residence constructed in 1908. The existing building is a one-and-a-half-story-over-basement, wood-framed building, with rustic siding and capped with a front-facing gable roof. The building on-site was constructed in 1908 as a cottage, and based on permit records, the building on-site was moved back 16 feet towards the rear of the lot, and a two-room addition was added to the front of the building in 1912. The immediate vicinity of the property along 28<sup>th</sup> Street consists of a similar range of residential building styles and types. Additionally, the property is not located within the boundaries of any listed historic districts and no previously identified historical district was found in this area.

<sup>1</sup> Allison Vanderslice – Preservation Planner, *Preservation Team Review Form*, 416 28<sup>th</sup> Street, September 25, 2014. This report is available for review as part of Case No. 2014.1250E.

<sup>2</sup> Tim Kelley Consulting, LLC, *Historic Resource Evaluation* – 416 28<sup>th</sup> Street, San Francisco, California, April 2013. This report is available for review as part of Case No. 2014.1250E.

The California Register criteria for eligible individual resources and historic districts provide specific measures on evaluating individual properties for inclusion into the California Register. Criterion 1 (Events) determines whether a property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Criterion 2 (Persons) examines whether a property is associated with the lives of persons important to the local, regional or national past. Criterion 3 (Architecture) analyzes whether a property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. Criterion 4 (Information Potential) determines whether a property yields, or may be likely to yield, information important in prehistory or history. The property at 416 28<sup>th</sup> Street was evaluated for inclusion into the California Register and is further discussed below.

According to the HRE, the existing building is not known to be associated with any significant event in the history of San Francisco or the State of California. The project site is located in an area of Noe Valley that had scattered development prior to the 1906 Earthquake and Fire. Properties in the immediate vicinity of the project site were developed in clusters around 1910, including cottages constructed on either side of the project site. The HRE noted that many properties were constructed in San Francisco during this period and the subject building at 416 28<sup>th</sup> Street is generally associated with the post-earthquake reconstruction era. Therefore, the subject property is not significant under Criterion 1 (Events). Based on the HRE report prepared for the property, no significant persons are associated with the property and it is not significant under Criterion 2 (Persons). The subject property is a one-and-a-half-story, gable-roof, single-family residential building with minimal detailing and does not embody distinctive characteristics of a type, period, region or method of construction. Also, as described in the HRE, the building is not considered the work of a master architect or builder. Therefore, the property is not significant under Criterion 3 (Architecture). Finally, based upon a review of information in the Departments records, the subject property is not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject property is not likely significant under Criterion 4, since this significance criteria also typically applies to rare construction types when involving the built environment. The subject property is not an example of a rare construction type and would therefore not be eligible for listing in the California Register under Criteria 4.

Based on the above, the Planning Department has determined that the proposed project would cause no adverse impacts to known or potential historic architectural resources.

**Geotechnical.** According to Planning Department records, the project site is not located within a Landslide Hazard Zone or Liquefaction Hazard Zone; however, the property is located on a site with a

slope of approximately 20 percent. A Geotechnical Investigation was conducted for the property and is summarized below.<sup>3</sup>

The Geotechnical Investigation notes that the project site slopes downward at a moderately steep gradients from north to south (towards the front of the property) the northeast at an average inclination of about 5:1 (horizontal:vertical). Based on the soil sampling (borings) conducted, the project site is underlain by approximately one to three feet of soil that was characterized as very stiff silty clay colluviums and hard sandy silt fill material, beyond three feet, soil samples consisted of similar dense materials including hard to very stiff silty clay colluviums that is underlain by greenstone bedrock to the maximum depth explored of approximately 11 feet below ground surface. Groundwater was not encountered in the soil samples.

Further, the Geotechnical Investigation provides specific recommendations and requirements concerning foundations, retaining walls, and concrete slabs. These concerns are addressed below.

*Foundations.* The Geotechnical Investigation recommended that the improvements to the structure be supported on drilled, cast-in-place, concrete friction piers. New and underpinning drilled piers should be a minimum of 16-inches in diameter and that the piers extend at least 8 feet into the underlying bedrock or a depth into bedrock that equals the overlying soil thickness. As an alternative to drilled piers, the Geotechnical Investigation also noted that the structure may be supported on a relatively rigid mat slab foundation. Should mat slab foundations be used, it is recommended that the mat slab have a minimum thickness of eight inches and extend at least 30 inches below existing grade.

*Retaining Walls.* Retaining walls should be constructed with adequate drainage (backdrained) and should be constructed upon foundations identified as appropriate for the proposed project (drilled piers, mat foundation, or other). Recommended design for retaining walls should be able to resist short-term seismic loading and designed to resist additional earth pressures generated by the proposed foundations, adjoining natural soils, and any anticipated surcharge loads.

*Concrete Slabs.* The Geotechnical Investigation also noted that the basement level interior floors may be designed and constructed as structural slabs spanning between foundations. The slabs should be underlain by two-inch-thick cardboard void forms to mitigate excessive uplift forces from expansive soil against the bottom of the slab and to serve as a capillary break between the underlying subgrade and the slab. Slab-on-grade construction would need to be at least four inches in thickness and reinforced with ½-inch diameter steel bars to reduce the potential effects of soil creep and prevent cracking of any proposed concrete slabs. Additionally, moisture-control materials should be placed beneath the slabs to protect against moisture seepage into the proposed basement/garage.

The Geotechnical Investigation provided other specific technical recommendations and requirements concerning earthwork, site preparation and grading, site drainage, and other considerations for excavation and construction. The report ultimately concluded that the project site is suitable to support the proposed project, provided that its recommendations are incorporated into the design and

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<sup>3</sup> Murray Engineers, Inc. – *Geotechnical Investigation, Griffiths Residence, 416 28<sup>th</sup> Street, San Francisco, California*, August 2014. This report is available for review as part of Case No. 2014.1250E.

construction of the proposed project. The project sponsor has agreed to implement these recommendations, subject to Building Code requirements and implementation would not result in foreseeable significant impacts.

The San Francisco Building Code ensures the safety of all new construction in the City. Decisions about appropriate foundation and structural design are considered as part of the DBI permit review process. Prior to issuing a building permit for the proposed project, the DBI would review the geotechnical report to ensure that the security and stability of adjoining properties and the subject property is maintained during and following project construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through compliance with the San Francisco Building Code.

### **EXEMPT STATUS:**

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of determination. Additionally, Class 1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project would include the addition of approximately 2,187 square feet for a new third-floor and the interior remodel of the existing two-story residence. Therefore, the proposed demolition meets the criteria for exemption from environmental review under Class 1.

### **CONCLUSION:**

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Preservation Team Meeting Date: 9/25/2014 Date of Form Completion: 9/25/2014

### PROJECT INFORMATION:

|                     |                        |               |
|---------------------|------------------------|---------------|
| Planner:            | Address:               |               |
| Allison Vanderslice | 416 28th Street        |               |
| Block/Lot:          | Cross Streets:         |               |
| 6603/011            | Noe and Castro streets |               |
| CEQA Category:      | Art. 10/11:            | BPA/Case No.: |
| B                   |                        | 2014.1250E    |

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PURPOSE OF REVIEW:

|                                       |                                     |                                       |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|

### PROJECT DESCRIPTION:

DATE OF PLANS UNDER REVIEW: 4/30/2014

### PROJECT ISSUES:

|                                                                                                                                                                                                                                                                                              |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                          | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                     | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                                                                                                            |                                                        |
| The proposed project consists of a horizontal and vertical addition, full interior remodel, and exterior remodel. An Historic Resource Evaluation (HRE) report (dated 4/2014) for 416 28th Street prepared by Tim Kelley Consulting was submitted by the project sponsor to aid this review. |                                                        |

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | n/a                                                           | Period of Significance:                                                                                               | n/a                                                           |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |



|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

Based on the HRE report completed for the subject building and additional research by Department staff, the subject property at 416 28th Street is not an historical resource under CEQA.

The subject property was developed in 1908 with the construction of a two-story cottage, built by the property owner George Enders. Based on permit records, the subject building was move back 16 feet toward the rear of the lot and a two-room addition was added to the front of building in 1912. This hilly portion of the Noe Valley neighborhood saw only scattered development prior to the 1906 Earthquake and Fire. The subject block and several nearby blocks show clusters of development around 1910, such as the group of cottage constructed on either side of the subject property. Many properties were constructed in San Francisco during this period and the subject building does not appear to be significant for its association with post-earthquake development or with any other significant events or trends in the local area or San Francisco generally. Therefore, the subject property is not significant under Criterion 1. Based on the HRE report, no significant persons are associated with the subject building. The subject property is not significant under Criterion 2.

The subject building is an one-and-half-story, gable-roof, single-family residential building with minimal detailing and does not appear to be a significant example of a type, period, or style. The building is not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been determined in this area. The surrounding residential neighborhood is eclectic in type, style, massing, and period of construction. The subject property is one in a row of cottages with similar massing and architectural detailing constructed during the early 20th century, primarily in 1910. However, many of these residential buildings have been modified and collectively are not a significant example of a period or type in Noe Valley or San Francisco generally.

|                                                                        |           |
|------------------------------------------------------------------------|-----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:     |
| <i>Omara</i>                                                           | 10-2-2014 |

416 28 STREET

SAN FRANCISCO, CALIFORNIA



TIM KELLEY CONSULTING, LLC

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





# SAN FRANCISCO PLANNING DEPARTMENT

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1009-T 000

SAN FRANCISCO  
PUBLIC WORKS

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                   |                                                                             |                                              |                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                   |                                                                             | Block/Lot(s)                                 |                                                                 |
| Cornerstone Church Gym Retrofit (aka 801 Silver Ave/831 Silver Ave)                                                                                               |                                                                             | 5900A/025                                    |                                                                 |
| Case No.                                                                                                                                                          | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.0866E                                                                                                                                                        |                                                                             | Received 5/2/14                              |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                       | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                                                             |                                                                             |                                              |                                                                 |
| Seismic and accessibility upgrades to gymnasium building. New elevator, landing, walkway, stairs, and guardrails on west side of building. Reopen sealed windows. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**Note: If neither class applies, an *Environmental Evaluation Application* is required.\***

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | Class__                                                                                                                                                                            |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an *Environmental Evaluation Application* is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input type="checkbox"/>            | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                                    | <p>8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>See Historic Resource Evaluation Response Part II: Project Evaluation, dated November 24, 2014.</p> |
| <input type="checkbox"/>                                                                                                                                                                                               | <p>9. <b>Reclassification of property status</b> to Category _____ (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>                                     |
| <p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>                                                                                                            |                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                                               | <p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>                                                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                    | <p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>                                                                |
| <p><b>Comments (optional):</b></p><br><br>                                                                                                                                                                             |                                                                                                                                                                                                                                                                       |
| <p><b>Preservation Planner Signature:</b> Jonathan Lammers <small>Digitally signed by Jonathan Lammers<br/>DN: cn=Jonathan Lammers, o=City Planning, ou=City Planning, email=Jonathan.Lammers@sf.gov, c=US</small></p> |                                                                                                                                                                                                                                                                       |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                      | <p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p> |                                                                                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Planner Name:</b> Jonathan Lammers</p>                                                                                                                                                                                                                                                                                                 | <p><b>Signature or Stamp:</b></p> <p><b>Jonathan Lammers</b></p> <p><small>Digitally signed by Jonathan Lammers<br/>DN: cn=Jonathan Lammers, o=City Planning, ou=City Planning, email=Jonathan.Lammers@sf.gov, c=US<br/>Date: 2014.12.23 18:31:17 -0800</small></p> |
|                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Project Approval Action:</b><br/> <b>Other (please specify)</b><br/>         *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>                                                                                                        |                                                                                                                                                                                                                                                                     |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

**Date:** November 24, 2014  
**Case No.:** 2014.0866E  
**Project Address:** 801-831 Silver Avenue  
**Zoning:** RH-1 (Residential House, One Family)  
40-X Height and Bulk District  
**Block/Lot:** 5900A/025  
**Date of Review:** November 24, 2014 (Part II)  
**Staff Contact:** Jonathan Lammers (Preservation Planner)  
(415) 575-9093  
[jonathan.lammers@sfgov.org](mailto:jonathan.lammers@sfgov.org)

1650 Mission  
Suite 400  
San Francisco  
CA 94103-24

Reception:  
415.558.63

Fax:  
415.558.64

Planning  
Information:  
415.558.63

### PART II: PROJECT EVALUATION

#### PRE-EXISTING HISTORIC RATING / SURVEY

The subject building at 801-831 Silver Avenue was constructed in 1927 as the gymnasium for the Salvation Army Territorial Training College. The college appears to have been designed by architect Reginald F. Inwood,<sup>1</sup> although a 2010 article appearing in the Salvation Army's *New Frontier* newsletter also credits Lieutenant Colonel, George H. Davis, for the design.<sup>2</sup> The Salvation Army lost the property to foreclosure during the Great Depression, and following World War II the property was acquired for use as the Christ's Church of the Golden Rule Theological Seminary. In 1954 the property was sold again to Simpson Bible College. In 1989 it was purchased by Cornerstone Evangelical Baptist Church, and is today operated as the Cornerstone Academy, a kindergarten through grade 5 educational facility.

Designed in the Mediterranean Revival style, the original plan for the campus consisted of a rectangular, two-story central pavilion flanked by one-story wings connecting to additional, two-story, U-shaped pavilions on the east and west. Because of the steeply sloping topography, which steps down from south to north, the rear portion of the various pavilions ranged from three to five stories in height. The gymnasium is located north of, and detached from, the center pavilion. To the west of the gymnasium was a one-story auto garage, no longer extant.

As described in a 1995 article appearing in San Francisco Architectural Heritage's *Heritage Newsletter*:

The Salvation Army developed the campus setting, unusual for San Francisco, at Silver Avenue and Cambridge Street, to house its Territorial Training College ....

<sup>1</sup> San Francisco Architectural Heritage, "803-831 Silver Avenue," *Heritage Newsletter*, Vol. XXIII, No. 2, 4.

<sup>2</sup> Richard Docter, "The West's First College for Officer Training," *New Frontier*, Vol. 29, No. 11, June 2010.

According to the owner's records, Reginald F. Inwood of Long Beach designed the building. It consists of a central 2-story pavilions linked to two flanking pavilions on either side by one story connecting wings. Overall, the structure extends more than 400 feet on the north side of Silver Avenue. In the outer pavilions, two towers frame a one-story three-arch entry porch, with a set back second story. Because the site slopes steeply down on the north, the buildings reach up to five stories in the rear. Materials are red brick with terra cotta trim and red tiled hip roofs.<sup>3</sup>

In 1990, the property was recorded on a California Department of Parks and Recreation (DPR) Historic Resources Inventory form by members of the San Francisco Landmarks Preservation Advisory Board as part of the Unreinforced Masonry Building Survey. The property is described as follows:

Large two story brick institutional building with cream colored terra cotta trim, mission tile roof in a Mediterranean style. Two story central pavilion has triple windows set in a round arch. Windows are flat arched on the first level and round arched at second. Center recessed entry has columns in antis flanked by pilaster strips with round arched terra cotta panel above the second floor windows. Above is a stepped avenida with terra cotta volutes and centered horse course collar cartouche. This pavilion is symmetrically flanked by smaller pavilions linked by a one story section with round arched windows and simpler version of the avenida on the main pavilion. The auxiliary pavilions have a one story central portion flanked by two story tower-like portions with pyramidal roofs. The first floor windows are flat arched; second, round arched. There are garages that are brick with four flat arched openings with a centered raked parapet.

In the DPR form's Significance and Evaluation section, it states: "For its location it is the most important landmark for its size, design, siting on lawn, and integrity. Its design is one of the best collegiate ... designs in this city. The building is intact as to walls, roof shape, fenestration, materials, entry, design, and location."

Based on this evaluation, the building was assigned a California Historical Resource Status Code of "3S," meaning that the property appears eligible for listing in the National Register as an individual property through survey evaluation. Because of this rating 801-831 Silver Avenue is considered a "Category A.2 – Historical Resource" property (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

In 1997, the property owners commenced a seismic retrofit program for the unreinforced masonry complex. This included demolishing the rear portion of the western H-shaped pavilion and constructing a large classroom addition running behind the pavilion and wrapping around it

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<sup>3</sup> San Francisco Architectural Heritage, "803-831 Silver Avenue," *Heritage Newsletter*, Vol. XXIII, No. 2, 4.

in an L-shape on the west. The addition was designed with mild Mediterranean Revival style architectural features and provided new classroom space, while allowing for a less intensive seismic retrofit of the remaining historic portions of the complex.

### Existing Building Description

The gymnasium is a one-story over basement unreinforced brick masonry building clad with polychrome brick and featuring a steel truss roof. The building is rectangular in plan, designed in a utilitarian style, and nested within a steeply sloping bank such that the front (south) portion of the building ranges from approximately 13 to 17 feet above grade, while the rear portion is approximately 42 feet above grade.

The primary façade of the gymnasium faces south toward the main building complex. It includes partially glazed metal double doors at the east and west ends flanking a series of six rectangular window openings that have been infilled with textured stucco. The transom above the western entry has also been infilled with textured stucco. The base of this elevation includes a low concrete wall, while an approximately two-foot-tall band of textured stucco covers the brick above. The upper facade features diamond pattern brick masonry aligned with the piers separating the widow openings. The façade terminates in a crenellated parapet with brick coping, which functions as the building's primary architectural detailing. The remainder of the building's roofline terminates in a plain parapet.

Both the east and west elevations include three large window openings on the upper façade which have been infilled with textured stucco and louvered vents, as well as several smaller window openings on the lower portion of the façade which have likewise been infilled with stucco and louvered vents. A metal vent stack extends from the basement level to the roofline near the center of the east façade.

The north (rear) portion of the building includes a series of six large window openings near the roofline which have been infilled with stucco. A series of six smaller windows at the basement level have been infilled with stucco and louvered vents. Partially glazed double doors are located at the east and west ends of the basement level. These doors access interior staircases leading up to the gymnasium.

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Proposed Project

☐ Demolition

☒ Alteration

Per Drawings Dated: November 6, 2014 by Barry Chin, Architect

### Project Description

The proposed project contemplates a seismic rehabilitation of the gymnasium, as well as ADA accessibility upgrades. It includes horizontal additions concentrated along the west façade, which will result in the installation of a new entry, elevator enclosure and exterior staircase. The basement level will be substantially remodeled, including the demolition of all interior partitions and features, and replacement of the men's and women's restrooms/showers. As per the submitted plans, the proposed project will result in an increase of gross floor area from 10,420 square feet to 10,707 square feet (287 square feet new).

Specific aspects of the project include the following:

#### South (Primary) Façade

- The proposed project anticipates re-glazing two of window openings at the center of the façade which are presently infilled with stucco. The new windows will consist of industrial steel-sash multi-light windows.
- The partially-glazed metal double doors at the east end of the façade will be replaced with new doors that closely match existing.
- The existing metal double doors at the west end of the facade will be infilled with a brick veneer to match existing, leaving a slight reveal to memorialize the opening.
- A new building addition is proposed for the area immediately west of this entry. The addition is clad with stucco and includes a new, multi-light window facing south.

#### West Façade

- The new addition is most evident along the building's west façade. A new enclosed lobby will be constructed at the southwest corner, accessed by fully-glazed metal double doors opening to the west. These doors are sheltered by a new metal canopy. Within the lobby, an opening to the east provides access to new stairs leading down to the gymnasium's bleacher level.
- At the north end of the lobby, a door accesses a new exterior walkway, 7'-10 1/4" wide, which extend toward the north end of the facade where it meets a new exterior staircase and new elevator enclosure. This walkway includes metal guardrails and is sheltered by an overhanging metal standing seam roof.
- The new elevator enclosure is located at the northwest corner of the building. It will be clad with stucco and extend 9'-10" toward the west. The north end of the elevator enclosure is recessed slightly from the north facade. The top of the elevator enclosure will not extend above the existing parapet. The elevator features three landings: one at this level, another below which accesses the gymnasium floor level through new metal double doors, and a third at bottom accessing a new metal door to the locker rooms.
- The new exterior staircase consists of metal and projects approximately 25 feet west from the existing west elevation. It descends in a series of six landings. At the second (intermediate) landing, the stairs provide access to a short walkway which accesses new partially-glazed metal double doors at the north end. These doors are set at the same level as the floor of the gymnasium. The base of the stairs arrives at grade adjacent to a new concrete retaining wall. New partially-glazed metal double doors will be installed at the northwest corner of the basement level.
- All existing window openings on this facade, which are presently infilled with stucco and vents, will be infilled with a new brick veneer to match existing, leaving slight reveals to memorialize the openings.
- A new concrete retaining wall will be installed immediately south and west of the staircase landing at the ground floor. A new stem wall will rise from the south end of the retaining wall along the south side of the intermediate staircase landings.
- A new 8'-0" tall metal picket fence with a gate will extend from the west end of the elevator enclosure to enclose the area adjacent to the ground floor stair and elevator landings.

#### North (Rear) Façade

- The proposed project anticipates re-glazing two of window openings at the center of the façade which are presently infilled with stucco. The new windows will consist of industrial steel-sash multi-light windows.
- Partially-glazed metal double doors at the east and west end of the ground floor will be replaced with new doors that closely match existing.

#### East Façade

- No changes

#### Roof

- New rolled roofing membrane will be installed to match existing.

#### Interior

- Locker Room (Ground Floor) Level
  - Existing interior partitions will be removed and the space reconfigured with a new corridor along the north end, new men's and women's restrooms, and a new office and multipurpose room.
- Gymnasium (Middle) Level
  - The gymnasium floor will be refinished.
  - New double doors will be installed near the northwest corner near the elevator and staircase landings.
  - Two accessible seat will be installed at the west end
- Bleacher (Upper) Level
  - Accessible seating will be installed at the west end.
  - A new guardrail will be installed along the north end of the walkway in front of the bleachers.
  - Stairs will be removed near the southwest corner
  - Interior wood wall will be removed along west end of the room

#### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### California Register-eligible Individual Historic Resource:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible individual historic resource as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

#### California Register-eligible Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.



- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

Because the former Salvation Army Territorial Training College gymnasium is detached from the main historic portion of the complex, Department staff find that it should be evaluated as a contributing feature of the property. As such, Department staff find that the proposed project would not cause a significant adverse impact to a historic resource: the former Salvation Army Territorial Training College campus.

Although the proposed project involves a horizontal addition to the gymnasium, this alteration is confined to a secondary facade and will not significantly alter the building's character-defining features such that the building is no longer able to convey the reasons for its significance.

The following is an analysis of the proposed project per the applicable *Secretary of the Interior Standards for Rehabilitation* (Secretary's Standards):

**Standard 2.**

*The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project will not remove distinctive materials that characterize the property. It will alter some features, including the infill of window openings on the west facade with a brick veneer, as well as the infill of a doorway on the south facade with a brick veneer. Department staff note that the existing window openings have already been previously altered through infill with stucco and metal louvered vents. The horizontal addition along the west facade is largely deferential to the existing building. The addition is recessed from the exterior plane of the building at its north and south ends, and no portion of the addition extends above the existing parapet roofline. However, the new exterior staircase that projects from the west facade will alter the spatial relationships that characterize that portion of the property. Considered as a whole, the proposed project only partially complies with Rehabilitation Standard 2, but will not significantly alter the existing historic character of the property.

**Standard 3**

*Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not contemplate adding conjectural features that create a false sense of historical development. Therefore, the proposed project complies with Rehabilitation Standard 3.

**Standard 9.**

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The impacts of the proposed project are almost wholly concentrated on the west facade and include the addition of a lobby at the southwest corner, a new elevator enclosure at the northwest corner, and new covered exterior walkways and stairs. Construction of these elements will not destroy character-defining features of the building. They are differentiated from the historic building in terms of their cladding, and will be painted to harmonize with the existing masonry exterior. The additions are likewise deferential to the scale and proportion of the historic building. Both the new lobby and elevator enclosure are recessed in from the existing exterior planes of the building, and both feature lower rooflines than the existing parapet. The projection of the stairs does affect the building's overall massing to a degree, but not significantly so. Therefore, the proposed project complies with Rehabilitation Standard 9.

**Standard 10.**

*New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As mentioned in the discussion of Standard 9, the new additions contemplated by the proposed project are almost wholly concentrated on the west facade. If removed in the future, the essential form and integrity of the building would be largely unimpaired. Although all of the previously altered windows on this facade will be infilled with seismic reinforcing materials and a brick veneer, the openings will be memorialized with a slight reveal. Thus, these openings would remain apparent and available should a future restoration of the building contemplate re-glazing these openings. Therefore, the proposed project complies with Rehabilitation Standard 10.

**Summary**

The proposed project complies with the *Standards*. While it only partially meets the intent of Standard 2 as it applies to the infill of several window openings and a door opening, Department staff acknowledge that these window openings have already been unsympathetically altered with stucco infill and are located on a secondary facade. Conversely, the proposed project contemplates the rehabilitation of four large window openings that were previously infilled.

Overall, Department staff have determined that the proposed project will not cause a significant adverse impact to a contributing feature of former Salvation Army Territorial Training College campus, and thus will not have a significant adverse effect on a historic resource, as defined by CEQA.

**PART II: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam  
Tina Tam, Senior Preservation Planner

Date: 12-12-14

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File  
Julian Bañales, Manager, Southeast Team



*View northeast of the primary (south) facade (Source: Barry Chin, Architect)*



*View west of the east facade (Source: Barry Chin, Architect)*



*View east of the west facade (Source: Google maps)*



*View east with view of north (rear) and west facades (Source: Barry Chin, Architect)*





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

JAN - 1 2014

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PUBLIC LIBRARY

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                     |                                                                             |                                              |                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                     |                                                                             | Block/Lot(s)                                 |                                                                 |
| 661 27th Street                                                                                                                                                                                     |                                                                             | 6589/002v                                    |                                                                 |
| Case No.                                                                                                                                                                                            | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-002216env                                                                                                                                                                                      |                                                                             | 12-16-2013                                   |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                         | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                                                                                                               |                                                                             |                                              |                                                                 |
| Alter the roof area of the facade of the existing building. Proposed project would flatten the existing roof and make fully upright roofline, serving as a parapet and guardrail for the roof deck. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an Environmental Evaluation Application is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class__                                                                                                                                                                                                                                                                         |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an Environmental Evaluation Application is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |



|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Laura Lynch                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                      | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                           | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project does <b>not</b> conform to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations</b> to publicly accessible spaces.                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                             | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                                                             | 9. <b>Other work that would not materially impair a historic district</b> (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                                   |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                  | 10. <b>Reclassification of property status to Category C.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <b>Per PTR form dated 12/23/2014</b> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.                                                                                                                                        |                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                      |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                 |
| Comments (optional):                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                 |
| Preservation Planner Signature: Justin Greving <small>Digitally signed by Justin Greving<br/>DN: cn=Justin Greving, o=City Planning, ou=City Planning, email=Justin.Greving@sf.gov, c=US<br/>Date: 2014.12.25 11:22:43 -0800</small> |                                                                                                                                                                                                                                                 |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 3 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                  |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                    | Planner Name: <b>Justin A Greving</b><br><br>Project Approval Action:<br><b>Building Permit</b><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                         | Signature:<br><br><b>Justin Greving</b><br><small>Digitally signed by Justin Greving<br/>DN: cn=Justin Greving, o=City Planning, ou=City Planning, email=Justin.Greving@sf.gov, c=US<br/>Date: 2014.12.25 11:22:43 -0800</small> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                  |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/17/2014 |
|---------------------------------|--|-------------------------|------------|

|                             |                            |                |
|-----------------------------|----------------------------|----------------|
| <b>PROJECT INFORMATION:</b> |                            |                |
| Planner:                    | Address:                   |                |
| Justin Greving              | 661 27th Street            |                |
| Block/Lot:                  | Cross Streets:             |                |
| 6589/002V                   | Diamond and Castro streets |                |
| CEQA Category:              | Art. 10/11:                | BPA/Case No.:  |
| B                           | n/a                        | 2014-002216ENV |

Reception:  
415.558.6378  
Fax:  
415.558.6409  
Planning  
Information:  
415.558.6377

|                                       |                                     |                                             |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <b>PURPOSE OF REVIEW:</b>             |                                     | <b>PROJECT DESCRIPTION:</b>                 |                                             |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                                    |            |
|------------------------------------|------------|
| <b>DATE OF PLANS UNDER REVIEW:</b> | 12/16/2013 |
|------------------------------------|------------|

|                                                                                                                                                                                                                       |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>PROJECT ISSUES:</b>                                                                                                                                                                                                |                                                        |
| <input checked="" type="checkbox"/>                                                                                                                                                                                   | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                              | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                                     |                                                        |
| Submitted: Supplemental Information for Historic Resource Determination prepared by Patrick Perez (dated 10/29/2014)                                                                                                  |                                                        |
| Proposed Project: Alter the roof area of the facade of the existing building. Proposed project would flatten the existing roof and make fully upright roofline, serving as a parapet and guardrail for the roof deck. |                                                        |

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| <b>PRESERVATION TEAM REVIEW:</b>                                                                                      |                                                               |                                                                                                                       |                                                               |                           |
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

#### PRESERVATION TEAM COMMENTS:

According to the Supplemental Information for Historic Resource Determination prepared by Patrick Perez (dated 10/21/2014) and information found in the Planning Department files, the subject property at 661 27th Street contains a 1-story over garage wood-frame single-family residence designed in the Minimal Traditional architectural style. The subject property was constructed in 1948 by the developer Alfred Kronquist and was originally owned by Vera Grayhack, who lived there with her daughter Vera, a bookkeeper. Known exterior alterations to the subject property include addition of asbestos siding to the rear (1956). More recently a permit has been approved for the construction of a third story (2014).

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is an example of a Minimal Traditional style single-family residence, a common architectural style for this period of construction in San Francisco. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located in the Noe Valley neighborhood. By the mid-twentieth century Noe Valley had been almost entirely built out, and the area developed by Kronquist represented the last remaining pockets of infill due to their steep terrain. Although Kronquist developed the entire block and neighboring cul-de-sac with his namesake, he has not been recognized as a significant mid-twentieth century developer in the Bay Area or San Francisco. Kronquist was not identified as a small time developer of tract housing in, "Sunset District Residential Builders, 1925-1950: Historic Context Statement". The context statement provides context for tract development throughout the city for the period 1925-1950. The houses developed by Kronquist were designed in the Minimal Traditional style common throughout San Francisco and are not of remarkable architectural character.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 12-23-2014 |









# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DE

JAN - 1 2015

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
PUBLIC LIBRARY

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                  |                                                                                        |                                                                 |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                  |                                                                                        | Block/Lot(s)                                                    |
| 3125 Folsom St                                                                                                   |                                                                                        | 5503/017                                                        |
| Case No.                                                                                                         | Permit No.                                                                             | Plans Dated                                                     |
| 2014.1109E                                                                                                       | 201407302522 / 201407302498                                                            | 7/17/2014                                                       |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                      | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input checked="" type="checkbox"/> New<br>Construction         |
|                                                                                                                  |                                                                                        | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.                                                            |                                                                                        |                                                                 |
| Demolish existing one-story garage and construct a 3-story building with two residences and four parking spaces. |                                                                                        |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an *Environmental Evaluation Application* is required.\*

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input checked="" type="checkbox"/> | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | <b>Class</b> _____                                                                                                                                                                 |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading—including excavation and fill on a landslide zone—as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required</u>, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comments and Planner Signature (optional): Jean Poling<br>Archeo clearance.                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

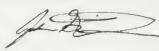
|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                              |                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                     | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                     |
| <input checked="" type="checkbox"/>                                                                                          | 9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <u>Per PTR form dated 12/24/2014</u> |
| Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.                                |                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                     | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                  |
| <input checked="" type="checkbox"/>                                                                                          | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                             |
| Comments (optional):                                                                                                         |                                                                                                                                                                                                                                             |
| Preservation Planner Signature:  12/26/2014 |                                                                                                                                                                                                                                             |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                    |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                       |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                    | Planner Name: <u>JUSTIN A GREVING</u>                                                                                                                                                                                                                                                                              | Signature or Stamp:<br> 12/26/2014 |
|                                                                                                                                                                                                                                                                                                                                                                    | Project Approval Action:<br>Select One<br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                                                                           |                                                                                                                       |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                    |                                                                                                                       |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                               |                                                                                                                                                                                                                    |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project: |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                      | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                      | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                      | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required **CATEX FORM**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/24/2014 |
|---------------------------------|--|-------------------------|------------|

### PROJECT INFORMATION:

|                     |                                        |               |                                          |
|---------------------|----------------------------------------|---------------|------------------------------------------|
| Planner:            | Address:                               |               | Reception<br>415.558.6378                |
| Justin Greving      | 3125-27 Folsom Street                  |               |                                          |
| Block/Lot:          | Cross Streets:                         |               | Fax:<br>415.558.6409                     |
| 5503/017 & 5503/018 | Cesar Chavez Street and Precita Avenue |               |                                          |
| CEQA Category:      | Art. 10/11:                            | BPA/Case No.: | Planning<br>Information:<br>415.558.6377 |
| B                   | n/a                                    | 2014.1109E    |                                          |

### PURPOSE OF REVIEW:

### PROJECT DESCRIPTION:

|                                       |                                     |                                       |                                  |                                                        |
|---------------------------------------|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input type="radio"/> Alteration | <input checked="" type="radio"/> Demo/New Construction |
|---------------------------------------|-------------------------------------|---------------------------------------|----------------------------------|--------------------------------------------------------|

DATE OF PLANS UNDER REVIEW: 7/17/2014

### PROJECT ISSUES:

|                                                                                                                                                                                                       |                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                              | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                     |                                                        |
| Submitted: Historic Resource Evaluation Part 1 prepared by Verplanck Historic Preservation Consulting (dated April, 2014)                                                                             |                                                        |
| Proposed Project: Demolish existing one-story garage and construct a 3-story building with two residences and four parking spaces. Variance request to the parking requirement of Bernal Heights SUD. |                                                        |

### PRESERVATION TEAM REVIEW:

|                                                                                                                       |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | <input type="text"/>                                          | Period of Significance:                                                                                               | <input type="text"/>                                          |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Evaluation Part 1 prepared by VerPlanck Historic Preservation Consulting (dated April, 2014), and information found in the Planning Department files, the subject property at 3125-7 Folsom Street contains a two-and-a-half-story over garage wood-frame multiple-family residence, and one-story wood-frame garage. The residence is designed in the late Queen Anne architectural style by an unknown architect/builder. The garage is constructed in the vernacular style by an unknown architect/builder. The residence was constructed ca 1903 and the garage was constructed in 1927, both by the Bjorman/Rechter family, who owned the subject property for most of the twentieth century. Known exterior alterations to the residence include rebuilding the front exterior staircase (1955), and the rear exterior staircase (1983, 2007). Records indicate the residence was raised in 1910 and a new ground floor was built when it was converted into two separate units. During this time the entrance was moved off center and the upper bay windows were rebuilt. A security gate has been installed in front of the first floor main entrance. There are no known exterior alterations to the garage however visual inspection reveals that new garage doors were added at an unknown date.

No known historic events occurred at the subject property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The residence is a hybrid form of a common architectural style for this period of construction and is not of exceptional architectural importance. The garage is a utilitarian building constructed using cheap materials and methods. Therefore the subject property (residence and garage), is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.

The subject property is not located within the boundaries of any identified historic district. The subject property is located just outside of the California Register-eligible Bernal Heights historic district, which was identified in an HRE by the San Francisco Planning Department in 2012. Boundaries of this potential district comprise approximately four blocks south of Precita Park and have a period of significance from ca. 1880-1912. The subject property is located north of Precita Park on a block that faces St. Anthony's Roman Catholic Church and thus does not maintain a strong visual connection with this district.

Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.

|                                                                        |            |
|------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:      |
| <i>Smada</i>                                                           | 12-24-2014 |

# HISTORIC RESOURCE EVALUATION PART I

**3125-7 Folsom Street**  
San Francisco, California



**April 2014**

Prepared by



**Verplanck**

**HISTORIC PRESERVATION CONSULTING**

San Francisco, California





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

JAN - T 2015

## CEQA Categorical Exemption Determination

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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                    |                                                                             |                                              |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                    |                                                                             | Block/Lot(s)                                 |                                                                 |
| 3855 26th Street                                                                                                                                                                                                                   |                                                                             | 6566/036                                     |                                                                 |
| Case No.                                                                                                                                                                                                                           | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014-002400ENV                                                                                                                                                                                                                     | 201408194152                                                                | 11/06/2014                                   |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                        | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Reconfigure existing 4 unit building. Vertical additon at the 4th floor, and side yard addition. The project will include a pent-house for access to a new roof-top deck. |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Laura Lynch                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Category A:</b> Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/> | <b>Category B:</b> Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>            | <b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |



**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations</b> to publicly accessible spaces.                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Facade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                                                                                      |                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):                                                                                                               |
| <input type="checkbox"/>                                                                             | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                                                  |
| <input checked="" type="checkbox"/>                                                                  | 10. <b>Reclassification of property status to Category C.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated <del>12/24/2014</del> 12/23/2014 |
| <b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below. |                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                                     |
| <input checked="" type="checkbox"/>                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                                |
| Comments (optional):                                                                                 |                                                                                                                                                                                                                                                                |
| Preservation Planner Signature: Justin Greving                                                       |                                                                                                                                                                                                                                                                |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Planner Name:</b> Justin A Greving<br><br><b>Project Approval Action:</b><br><b>Building Permit</b><br>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.                                                                  | <b>Signature:</b><br><br><b>Justin Greving</b><br><br><small>Digitally signed by Justin Greving<br/>         DN: cn=org, c=us, o=City Planning, ou=City Planning,<br/>         ou=Current Planning, email=Justin.Greving@sf.gov, o=City Planning,<br/>         email=Justin.Greving@sf.gov, ou=City Planning,<br/>         Date: 2014.12.25 10:29:55 -0800</small> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                    |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/15/2014 |
|---------------------------------|--|-------------------------|------------|

| PROJECT INFORMATION: |                            |                |
|----------------------|----------------------------|----------------|
| Planner:             | Address:                   |                |
| Justin Greving       | 3855 26th Street           |                |
| Block/Lot:           | Cross Streets:             |                |
| 6566/036             | Church and Dolores streets |                |
| CEQA Category:       | Art. 10/11:                | BPA/Case No.:  |
| B                    | n/a                        | 2014-002400ENV |

| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |            |
|-----------------------------|------------|
| DATE OF PLANS UNDER REVIEW: | 11/06/2014 |
|-----------------------------|------------|

| PROJECT ISSUES:                                                                                                                                                                              |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                          | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                     | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                            |                                                        |
| Submitted: Supplemental Information for Historic Resource Determination prepared by Jackie Detamore (dated 11/04/2014)                                                                       |                                                        |
| Proposed Project: Reconfigure existing 4 unit building. Vertical addition at the 4th floor, and side yard addition. The project will include a pent-house for access to a new roof-top deck. |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                               |                                                                                                                       |                                                               |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         |
|                                                                                                                       |                                                               | <input type="radio"/> N/A                                                                                             |                                                               |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 2 -Persons:                                                                                                 | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 -Persons:                                                                                                 | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |
| Period of Significance:                                                                                               |                                                               | Period of Significance:                                                                                               |                                                               |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRESERVATION TEAM COMMENTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p>According to the Supplemental Information for Historic Resource Determination prepared by Jackie Detamore (dated 11/04/2014) and information found in the Planning Department files, the subject property at 3855 26th Street contains a two-story over garage wood-frame multi-family residence designed in the Italianate architectural style. Although the assessor's date is given as 1900, the subject property was underpinned and connected to the San Francisco water supply in 1911 for the owner Andrew Granville (source: water tap records, Building and Industrial News). Given its architectural style and assessor date the building may have been constructed at an earlier date and moved on site in 1911. Andrew and his wife, Margaret Granville, lived on the property until they sold the house in 1930.</p> <p>Known exterior alterations to the subject property include the installation of a garage (1925), construction of a new room to the rear and installation of asbestos siding on the primary elevation (1940), and window replacement (2005). Since its construction the building was also legally partitioned into 4 individual units (1974). Visual inspection reveals that the main entryway appears to have been altered at an unknown date.</p> <p>No known historic events occurred at the subject property (Criterion 1). While the subject property is one of the earliest extant buildings on the block this in and of itself is not sufficient information to establish significance. None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a non-descript example of an Italianate style building. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic district. The subject property is located in Noe Valley on a block that exhibits a variety of architectural styles, construction dates, and later alterations to the earliest buildings. Together the block does not comprise a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p> |

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 12-23-2014 |









# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

JAN - 7 2015

## CEQA Categorical Exemption Determination

SAN FRANCISCO  
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### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                              |                                                                             |                                                |                                                                 |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                              |                                                                             | Block/Lot(s)                                   |                                                                 |
| Pier 31 1/2 + Pier 33                                                                                        |                                                                             | 3300/0331H, 033                                |                                                                 |
| Case No.                                                                                                     | Permit No.                                                                  | Plans Dated                                    |                                                                 |
| 2014.0621E                                                                                                   |                                                                             | 2/19/2014                                      |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                  | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New *<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Replace canopies, seating, bike racks, and signage. |                                                                             |                                                |                                                                 |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                    |                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                           | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>                                                                           | <b>Class</b> __                                                                                                                                                                    |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                     | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Comments and Planner Signature (optional):</b> Jean Poling                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

State of California  
Department of Planning and Community Development  
San Francisco Office  
Date: 04/01/14 11:11 AM

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input type="checkbox"/>            | <b>Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | <b>Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.                                                       |
| <input checked="" type="checkbox"/>  | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                           |                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                       | <p>8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>See Historic Resource Evaluation Response, dated December 22, 2014.</p> |
| <input type="checkbox"/>                                                                                                                                                  | <p>9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p>a. Per HRER dated: _____ (attach HRER)</p> <p>b. Other (specify): _____</p>            |
| <p><b>Note:</b> If ANY box in STEP 5 above is checked, a Preservation Planner <b>MUST</b> check one box below.</p>                                                        |                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                  | <p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>                                         |
| <input checked="" type="checkbox"/>                                                                                                                                       | <p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>                                    |
| <p><b>Comments (optional):</b></p> <p>Refer to Historic Resource Evaluation Response, dated December 22, 2014, for additional information regarding proposed project.</p> |                                                                                                                                                                                                                                           |
| <p><b>Preservation Planner Signature:</b> Pilar LaValley</p>                                                                                                              |                                                                                                                                                                                                                                           |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                      | <p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                               | <p><b>Planner Name:</b> Pilar LaValley</p> <p><b>Project Approval Action:</b><br/> <b>Other (please specify)</b><br/>         *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>                                                             | <p><b>Signature or Stamp:</b></p> <p style="font-size: 2em; text-align: center;">Pilar LaValley</p> <p style="font-size: 0.8em;">Digitally signed by Pilar LaValley<br/>         DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,<br/>         ou=Current Planning, ou=Pilar LaValley,<br/>         email=pilar.lavalley@sfgov.org<br/>         Date: 2014.12.29 11:59:41 -0800</p> |
| <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                            |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Historic Resource Evaluation Response

*Date* December 22, 2014  
*Case No.:* 2014.0621E  
*Project Address:* Piers 31.5 and 33  
*Zoning:* M-1 (Light Industrial)  
40-X Height and Bulk District  
Waterfront Special Use District, Sub-Area #1  
*Block/Lot:* 9900/033 & 031H  
*Date of Review:* December 22, 2014 (Part I) – Original Part I dated October 1, 2012  
December 22, 2014 (Part II) – Original Part II dated October 1, 2012  
*Staff Contact:* Jeanie Poling (Environmental Planner)  
(415) 575-9072  
[jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)  
M. Pilar LaValley (Preservation Planner)  
(415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)

### PART I: HISTORIC RESOURCE EVALUATION

#### BUILDING(S) AND PROPERTY DESCRIPTION

The Project Site is located on the east – Bay – side of The Embarcadero near the intersection with Bay Street. The Project Site, owned by the Port of San Francisco, is comprised of the marginal wharf at Pier 31 ½ and the bulkhead wharf, a transit shed, substructure to the transit shed, and a bulkhead building at Pier 33.

The original substructure for Pier 33, built in 1917-1918, consists of a bulkhead wharf (approximately 440 feet wide by 45 feet deep) and a substructure of reinforced concrete piles, caps, and deck with asphalt surface, beneath the transit shed (approximately 150 feet wide by 800 feet long). There is a rail spur on the north apron that is depressed relative to the deck and one on the south that is flush with the deck by largely covered with asphalt.

The transit shed, built in 1918-1919, has a timber frame and walls of reinforced concrete. On the exterior, walls have slightly projecting concrete cornices, window sills, and bases. The gabled eastern wall has a multi-layered cornice molding and blank frieze, and is divided into three bays by wide piers with segmental arched windows in each bay. The interior is also divided into three bays by rows of wood posts supporting wood truss system. The roof is wood and eight square roof monitors are located above the center aisle at period intervals.

The bulkhead building, built in 1918-1919, is a timber-frame structure clad in stucco that is lightly scored to resemble ashlar masonry. It features a monumental central pavilion with a gabled parapet that is flanked by flat-roofed wings, each two stories in height. On the flanking wings, rusticated pilasters divide the façade into bays. To the north there are six bays and to the south there are four bays. At the north end the Pier 33 bulkhead building meets the building at Pier 35. The monumental arch is lined with voussoirs topped by a keystone, and is flanked by monumental tapering piers. The gabled parapet



has a curved front and rises to a flagpole. Windows are wood sash and are divided into multiple lights. Those in the first story are fixed, with hopper transoms, while those in the second story are double-hung. At the central pavilion, the roll-down metal door has been replaced with a chain-link fence. A storefront has been installed in place of the original rail spur portal at south wing and several awnings have been installed spanning the ground floor fenestration. Signage includes raised metal letters reading "Pier 33" above the monumental arch and "Pier 33 North" in the northernmost bays, and back-lit sheet-metal signs reading "Pier 33" and "Entrance" located lower on the façade.

Outshore of the bulkhead wharf between Piers 31 and 33 there is a connecting wharf, built in 1962, that expands the open space between the piers. There are mooring bitts and fenders at the outshore edge of this extended wharf.

The property is located in the M-1 (Light Industrial) Zoning District, the 40-X Height and Bulk District, and the Waterfront Special Use District, Subarea 1.

## PRE-EXISTING HISTORIC RATING / SURVEY

The Port of San Francisco Embarcadero Historic District was listed on the National Register of Historic Places in 2006. The historic district consists of three miles of waterfront including over 20 piers and remnants of piers, a bulkhead wharf in 21 sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. Pier 31 ½ and Pier 33 and the associated sections of bulkhead wharf are identified as contributing resources to the historic district. As the subject site is listed on the National Register, it is also listed on the California Register of Historical Resources. Based on the National and California Register designations, the subject site contains "Category A" resources for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

## NEIGHBORHOOD CONTEXT AND DESCRIPTION

The subject site is located on the east side of The Embarcadero between Pier 35, near the intersection of North Point Street and The Embarcadero, and Pier 31. The south end of the bulkhead building at Pier 35 connects to the bulkhead building at Pier 33. South of the subject site are Piers 41 and 29. Pier 31 is a long rectangular pier with bulkhead building that connects to that of Pier 29. The historic district consists of three miles of waterfront including over 20 piers and remnants of piers, a bulkhead wharf in 21 sections, a seawall, the Ferry Building, the Agriculture Building, and a collection of smaller buildings. The surrounding area to the west is the waterfront portion of the North Beach neighborhood and is characterized by low- to mid-rise contemporary residential buildings.

## CEQA HISTORICAL RESOURCE(S) EVALUATION

### Step A: Significance

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

|            |                           |
|------------|---------------------------|
| Individual | Historic District/Context |
|------------|---------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance:</p> | <p>Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:</p> <p>Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 2 - Persons: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Period of Significance: 1878-1946, 1898-1903, 1912-1938, 1934</p> <p><input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

To assist in the evaluation of the subject property, the Project Sponsor has submitted a consultant report:

- Architectural Resources Group, *Memorandum regarding proposed new signage and exterior alterations at Alcatraz Landing, Piers 31 ½ and 33* (November 11, 2014)

Staff has reviewed this document and concurs with the findings and analysis regarding historical significance.

The subject site contains contributing resources to the Embarcadero National Register Historic District. Below is a brief description of the subject site's historical significance per the criteria for inclusion on the National and California Registers. This summary is based upon excerpts from the National Register nomination and Architectural Resources Group (ARG) report. Staff refers the reader to the National Register nomination and ARG report for a more thorough evaluation of the historic significance.

**Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

As noted in the National Register nomination, the historic district is significant under Criterion A/1 for the following:

- Government – 1878-1946 (state level of significance)
- Commerce – 1878-1946 (national level of significance)
- Transportation – 1878-1946 (national level of significance)
- Labor – 1934 (national level of significance)

Pier 33 was one of a group of seven new piers (29-41), freight ferry slips, and connecting bulkhead wharves and seawall on the northeast waterfront proposed in 1910-1912. Work was begun on these piers in the following order: Piers 35, 37, 39, 41 in 1914; Pier 29 in 1915; and Piers 31 and 33 in 1917.

**Criterion 2: It is associated with the lives of persons important in our local, regional, or national past.**

The historic district is significant under Criterion B/2 for its association with the 1934 General Strike. While the district, and all contributing resources, is significant for the association with this important

event and the dockworkers involved, Piers 31 and 33 do not appear to have any direct association with the strike.

**Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

As noted in the National Register nomination, the historic district is significant under Criterion C/3 for the following:

Engineering – 1878-1946 (national level of significance)

Architecture – 1889-1903, 1912-1938 (local level of significance)

Community Planning and Development – 1878-1938 (local level of significance)

The seawall is the foundation upon which the rest of the waterfront was constructed and it consists of two structures – one in each of the discontinuous parts of the district. The seawall, a linear embankment of stone, wood, and concrete was constructed between 1878 and 1915 in 21 sections that join end-to-end with the bulkhead wharf to form a continuous unifying structure. The seawall consists of a pile of rocks, called a rock embankment, rising from a trench. Piles driven through the rock embankment provide supports for the bulkhead wharf, which creates a useable and passable surface that bridges the seawall, physically connecting The Embarcadero and Piers. Essentially, the bulkhead wharf is a linear feature parallel to the shoreline and on top of the seawall.

The Pier 33 bulkhead and transit shed buildings were designed by Oliver W. Jones in 1918, and the bulkhead building façade was designed by A.A. Pyle in 1918 in the Neo-classical style according to the 1914 policy of the Board of State Harbor Commissioners for the northern waterfront. During construction, the design of the bulkhead building was changed to connect to Pier 35 to the north.

The Pier 31 ½ deck stretches between Piers 31 and 33 and spans Sections 2 and 3 of the bulkhead wharf, which wraps the San Francisco waterfront. Section 2 of the bulkhead wharf was built in conjunction with Pier 33 from 1917-1919. Part of Section 3 of the bulkhead wharf was built in association with Pier 31 between 1917-1918, and the deck was finished in 1919. In 1962, the bulkhead wharf between Piers 31 and 33 was extended over the water with a new connecting wharf on pre-stressed concrete piles in preparation for a new tenant, the Pacific Far East Line.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

The subject site does not appear eligible under Criterion D/4.

## Step B: Integrity

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

The subject property has retained or lacks integrity from the period of significance noted in Step A:

|                     |                                             |                                |
|---------------------|---------------------------------------------|--------------------------------|
| <b>Location:</b>    | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Association:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Design:</b>      | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |

|                   |                                             |                                |
|-------------------|---------------------------------------------|--------------------------------|
| <b>Setting:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Feeling:</b>   | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Materials:</b> | <input checked="" type="checkbox"/> Retains | <input type="checkbox"/> Lacks |

Workmanship: ☒ Retains ☐ Lacks

Staff concurs with Port staff and the National Register nomination that Piers 31 ½ and 33 retain integrity even though there have been minor alterations. While there have been losses to the historic district, the district as a whole appears to retain integrity.

### Step C: Character-defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of the subject property include the following:

#### Bulkhead Building

##### Structure

- Timber-frame structure
- Flat roof with parapet

##### South Elevation

- Monumental central pavilion with gabled parapet
- Monumental central arch with voisoirs and keystones
- Pair of monumental tapering piers flanking the central arch
- Bays of openings (six to the north and four to the south of the central pavilion)
- Rusticated stucco pilasters
- Classical moldings along cornice line and watertable
- Roll-down steel door in arch
- Wood sash windows with multiple lights (hopper transom at first story and double-hung at the second story)
- "Pier 33" signage

##### East Elevation

- Stucco façade lightly scored to resemble ashlar masonry
- Rusticated stucco pilaster at corners
- Classical molding along cornice line and watertable
- Wood-sash, double-hung windows with multiple lights at second story

##### North elevation

- Stucco façade lightly scored to resemble ashlar masonry
- Rusticated stucco pilaster at south corner
- Steel sash windows with wire glass

#### Transit Shed

##### Structure

- Timber-frame structure and reinforced concrete walls
- Roof structural system of wood trusses supported by wood posts

- Eight square monitors on roof

*Interior*

- Division into three aisles by structural posts

*East Elevation*

- Exposed concrete walls
- Slightly projecting cornices, window sills, and bases
- Multi-light steel sash windows with wire glass in walls and monitors
- One original roll-down metal door
- Pier 31 ½ deck
- Bulkhead wharf and substructure
- Asphalt paving
- Rail spurs

**CEQA HISTORIC RESOURCE DETERMINATION**

- ☒ Historical Resource Present
- ☐ Individually-eligible/listed Resource
- ☒ Contributor to an eligible/listed Historic District
- ☐ Non-contributor to an eligible/listed Historic District

☐ No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: *Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 12-23-2014

**PART II: PROJECT EVALUATION**

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☐ New Construction

PER DRAWINGS DATED: OCTOBER 16, 2013; FEBRUARY 19, 2014; MARCH 5, 2014; MARCH 10, 2014; AUGUST 29, 2014

**PROJECT DESCRIPTION**

An earlier version of the proposed project was originally reviewed on October 1, 2012 in a Historic Resource Evaluation Response prepared by Pilar LaValley and signed by Tina Tam (Case No. 2008.1032E). The Department has subsequently re-evaluated the proposed project as the proposed scope of work has changed and a new Environmental Evaluation Application was submitted for the revised project.

The Project Site, owned by the Port of San Francisco, is comprised of the marginal wharf at Pier 31 ½ and the bulkhead wharf, a transit shed, substructure to the transit shed, and a bulkhead building at Pier 33. The proposed project would include a series of site up-grades that would replace existing facility installations at Pier 31 ½ and Pier 33, which are currently occupied by Hornblower Cruises, the selected operator by the National Park Service to provide passenger service to Alcatraz Island. The proposed use would not change, but continue to provide excursion and ferry vessel activities, and the loading and unloading of passengers, and related support uses including retail and food sales. The project would include:

- Shading canopy over queue area for waiting guests. The new canopy will replace the existing two canopies with one unit. The new canopy will be supported by a series of steel poles bolted to the pier deck. The canopy will not have any vertical sides.
- Site furnishings. Replace the existing nine (9) picnic tables on site with eight (8) collapsible, rectangular shading umbrellas over a cluster of four (4) tables and four (4) chairs, for a total of 32 tables and 128 chairs. Replace 24 existing plastic benches with 30 recycled aluminum benches. Replace 36 circular bike racks.
- Façade-mounted awnings along Embarcadero Promenade. Remove the existing three (3) non-historic, façade-mounted awnings from the west façade of Pier 33 Bulkhead Building. Replace the awnings with nine (9) round moveable tables with up to four (4) shading umbrellas and 27 chairs along the Embarcadero Promenade.
- Site identification sign. Replace existing banner pole sign at entrance to the Pier with a tapered column based sign.

## PROJECT EVALUATION

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

### Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

### California Register-listed Historic District or Context:

- ☒ The project will not cause a significant adverse impact to a California Register-listed historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-listed historic district or context as proposed.



The proposed project at Piers 31 ½ and 33 will not have a significant impact on the Piers 31 ½ and 33 (contributing resources) or the historic district and will be in conformance with the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*. As the proposed project would not result in a significant impact to historic resources, it is not anticipated to contribute to any potential cumulative impact to the historic resource.

#### **Bulkhead Building:**

The proposed project will remove incompatible and/or non-historic features such as awnings at west façade and will install new features including awnings and moveable tables, chairs, and umbrellas, that are compatible with the historic building and surrounding historic district in conformance with the *Secretary's Standards*. Exterior character-defining features of the building will be retained including existing wood and steel sash windows, which will be repaired as needed. As the proposed alterations do not remove or alter historic fabric or character-defining features, and introduces new features (metal and glass awnings and/or moveable tables, chairs, and umbrellas) that are differentiated but compatible with the character of the building, these changes would be consistent with Standards 2 and 9 of the *Secretary's Standards*.

#### **Pier 31 ½**

The proposed work will not materially impair the significance and character of the Pier 31 ½ deck. The new entrance sign will consist of a two-sided fabricated aluminum pylon (17' tall, 2'-6" wide, and 1' deep) that will be painted NPS dark green (flat finish) and externally illuminated with linear flood lights mounted to the top of the sign. "Alcatraz Landing" will be spelled out in 1" raised white acrylic letters. An unfinished concrete base with chamfered edges will support the sign. The proposed sign will be of a size, scale, proportion, massing, and material that is compatible with the Historic District. It will be lower in height than adjacent bulkhead buildings, and, similar to the historic buildings, the massing is simple and block-like. The entrance pylon appears to be clearly differentiated but compatible with the historic district in conformance with the *Secretary's Standards*. The proposed tensile-fabric canopy supported by a metal truss system is a simple, freestanding structure. Although set behind the bulkhead building, the canopy's eastern portion would be visible between Pier 31 and 33's bulkhead buildings when viewed at an angle from The Embarcadero. As a freestanding structure with simple, utilitarian supports, the canopy maintains the open character of the deck, and, while large, does not overwhelm or obscure the adjacent bulkhead building or transit shed. The canopy is clearly contemporary but utilizes materials and a simple design that are compatible with the historic district in conformance with the *Secretary's Standards*. Site furnishings including tables and fixed umbrellas, benches, and bike racks will be utilitarian and removable.

## **PART II: SENIOR PRESERVATION PLANNER REVIEW**

Signature: Tina Tam

Date: 12-23-2014

Tina Tam, Senior Preservation Planner

cc: Jeanie Poling, Environmental Planning

Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File





# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPT

JAN - 7 2015

SAN FRANCISCO  
PUBLIC IMPROVEMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                                                                                                               |                                                                             |                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Project Address                                                                                                                                                                                                                                               |                                                                             | Block/Lot(s)                                                                                                 |
| 270 Nevada                                                                                                                                                                                                                                                    |                                                                             | 5686/016                                                                                                     |
| Case No.                                                                                                                                                                                                                                                      | Permit No.                                                                  | Plans Dated                                                                                                  |
| 2014-002733 ENV                                                                                                                                                                                                                                               | 201411141520                                                                | 7-2-2014                                                                                                     |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                                                                                                   | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Interior remodel. Converting un-conditioned space at garage level into a media room. Add dormers and new windows throughout. Change existing shingles to siding. Reclassification of historic status |                                                                             |                                                                                                              |

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class __</b>                                                                                                                                                                                                                                                                        |

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments and Planner Signature (optional): Laura Lynch                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | 1. Change of use and new construction. Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                           | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                           | Project is not listed. GO TO STEP 5.                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project does not conform to the scopes of work. GO TO STEP 5.                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                      | Project involves four or more work descriptions. GO TO STEP 5.                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                      | Project involves less than four work descriptions. GO TO STEP 6.                                                                                                                                                                                                                                                                                                                                                        |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                     |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                     |
| <input type="checkbox"/>             | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                               |
| <input type="checkbox"/>             | 2. Interior alterations to publicly accessible spaces.                                                                                                                              |
| <input type="checkbox"/>             | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                      |
| <input type="checkbox"/>             | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.                                                                                 |
| <input type="checkbox"/>             | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.                                                                            |
| <input type="checkbox"/>             | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                     |
| <input type="checkbox"/>             | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                              | 8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                                                                                                         |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                              | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                                                                                                                            |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                   | 10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): property has diminished integrity due to non-compatible alterations as recorded in permit history.<br><i>GmaDR 12/23/2014</i> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                              | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                                                                                                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                   | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                                                                                                          |
| <b>Comments (optional):</b>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                          |
| <b>Preservation Planner Signature:</b> Gretchen Hilyard <div style="font-size: small; float: right;"> <small>         Digitally signed by Gretchen Hilyard<br/>         DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US       </small> </div> |                                                                                                                                                                                                                                                                                                                                          |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                            | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                                                                                                                                                                                                                                                                                                 |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                 | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                     | <b>Planner Name:</b> Gretchen A. Hilyard<br><br><b>Project Approval Action:</b><br><b>Building Permit</b><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                | <b>Signature:</b><br><br><div style="text-align: center;"> <b>Gretchen Hilyard</b><br/> <i>Gretchen A. Hilyard</i> 12/29/2014 </div> <div style="font-size: x-small; text-align: right; margin-top: 5px;">       Digitally signed by Gretchen Hilyard<br/>       DN: cn=Gretchen Hilyard, o=City of San Francisco, ou=City Planning, email=Gretchen.Hilyard@sf.gov, c=US </div> |
| <small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br/> In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small> |                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                 |

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |













JAN - 7 2015

SAN FRANCISCO  
PLANNING DEPARTMENTSAN FRANCISCO  
PUBLIC WORKS

## CEQA Categorical Exemption Determination

## PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                     |                                                                                        |                                                         |                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                     |                                                                                        | Block/Lot(s)                                            |                                                                 |
| 339 Crescent Ave                                                                                                                                                    |                                                                                        | 5744/016                                                |                                                                 |
| Case No.                                                                                                                                                            | Permit No.                                                                             | Plans Dated                                             |                                                                 |
| 2014.1482E                                                                                                                                                          |                                                                                        | 9/2/2014                                                |                                                                 |
| <input type="checkbox"/> Addition/<br>Alteration                                                                                                                    | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input checked="" type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Demolition of existing 843 sf dwelling unit and construction of a 3-story 3,464 sf single family building. |                                                                                        |                                                         |                                                                 |

## STEP 1: EXEMPTION CLASS

## TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\***

|                                     |                                                                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input checked="" type="checkbox"/> | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class__</b>                                                                                                                                                                                                                                                                         |

## STEP 2: CEQA IMPACTS

## TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an *Environmental Evaluation Application* is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments and Planner Signature (optional): Joy Navarrete                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input checked="" type="checkbox"/>                                  | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project does <b>not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                                                              |                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                     | <b>8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b><br><i>(specify or add comments):</i>                                                                                     |
| <input checked="" type="checkbox"/>                                                                                                          | <b>9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</b><br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): <i>per PIR form dated 12/23/2014</i> |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>                                         |                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                                                                                                     | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                                                     |
| <input checked="" type="checkbox"/>                                                                                                          | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                                                |
| <b>Comments (optional):</b><br><br><div style="text-align: right; font-size: 1.2em;"> <i>Gretchen A. Hilgand</i>     12/29/14         </div> |                                                                                                                                                                                                                                                |
| <b>Preservation Planner Signature:</b>                                                                                                       |                                                                                                                                                                                                                                                |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                    | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review         </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                         | <b>No further environmental review is required. The project is categorically exempt under CEQA.</b>                                                                                                                                                                                                                                                                      |
| <b>Planner Name:</b> <i>Gretchen A. Hilgand</i>                                                                                                                                                                                                                                                                                                                                             | <b>Signature:</b><br><div style="font-size: 1.5em;"> <i>Gretchen A. Hilgand</i>     12/29/2014         </div>                                                                                                                                                                                                                                                            |
| <b>Project Approval Action:</b><br><i>Select One Building permit</i><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                          |
| <small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br/>         In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</small> |                                                                                                                                                                                                                                                                                                                                                                          |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |







# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/16/2014 |
|---------------------------------|--|-------------------------|------------|

| PROJECT INFORMATION: |                          |               |
|----------------------|--------------------------|---------------|
| Planner:             | Address:                 |               |
| Gretchen Hilyard     | 339 Crescent Avenue      |               |
| Block/Lot:           | Cross Streets:           |               |
| 5744/016             | Porter and Bache Streets |               |
| CEQA Category:       | Art. 10/11:              | BPA/Case No.: |
| B                    | n/a                      | 2014.1482E    |

Reception:  
**415.558.6378**  
  
Fax:  
**415.558.6409**  
  
Planning  
Information:  
**415.558.6377**

| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

|                             |          |
|-----------------------------|----------|
| DATE OF PLANS UNDER REVIEW: | 9/2/2014 |
|-----------------------------|----------|

| PROJECT ISSUES:                                                                                                   |                                                        |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                               | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                          | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                 |                                                        |
| Submitted: Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated June 2014). |                                                        |
| Proposed Project: Demolition and new construction.                                                                |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Historic Resource Present                                                                                             | <input type="radio"/> Yes <input checked="" type="radio"/> No * <input type="radio"/> N/A                             |
| Individual                                                                                                            | Historic District/Context                                                                                             |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    | Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    |
| Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                  | Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                  |
| Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             | Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             |
| Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          | Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          |
| Period of Significance: <input type="text"/>                                                                          | Period of Significance: <input type="text"/>                                                                          |
| <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                                                                                       |

|                                                        |                                      |                                     |                                      |
|--------------------------------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes            | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PRESERVATION TEAM COMMENTS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>According to the Historic Resource Evaluation prepared by VerPlanck Historic Preservation Consulting (dated June 2014) and information found in the Planning Department files, the subject property at 339 Crescent Avenue contains two buildings: a 1-story, wood frame, flat fronted Italianate cottage was constructed in ca. 1880 and appears to have been moved to the site between 1900 and 1905; and a one-story, open-air shed at the rear of the property. The architect/building is unknown. No buildings permit records exist for the property. Visible exterior alterations to the property include: the property was cut in half and moved to the site between 1900-1905, construction of a rear kitchen extension (ca. 1905), primary façade stripped or ornament and asbestos shingles applied (ca. 1940), door and window replacement (ca. 1960s), security grilles installed over windows (ca. 1970). No known historic events occurred at the property (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject building is an example of a flat fronted Italianate cottage that has been stripped of its period detailing and does not retain integrity to its original construction period. The building is not architecturally distinct such that it would qualify individually for listing in the California Register under Criterion 3.</p> <p>The subject property is not located within the boundaries of any identified historic districts. The subject property is located in the Bernal Heights neighborhood on a block that exhibits a variety of architectural styles, construction dates, and subsequent alterations that compromise historic integrity. The area surrounding the subject property does not contain a significant concentration of historically or aesthetically unified buildings.</p> <p>Therefore, the subject property is not eligible for listing in the California Register under any criteria individually or as part of a historic district.</p> |

|                                                                                     |            |
|-------------------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator:              | Date:      |
|  | 12-23-2014 |

# HISTORIC RESOURCE EVALUATION PART I

**339 Crescent Avenue**

San Francisco, California



**June 2014**

Prepared by



**Verplanck**

**HISTORIC PRESERVATION CONSULTING**

San Francisco, California



SAN FRANCISCO  
**PLANNING DEPARTMENT**

JAN - 7 2015

**CEQA Categorical Exemption Determination**SAN FRANCISCO  
PUBLIC LIBRARY

## PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                                                              |                                                                             |                                              |                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                                                              |                                                                             | Block/Lot(s)                                 |                                                                 |
| 265 Marina Blvd.                                                                                                                                                             |                                                                             | 0436C/020                                    |                                                                 |
| Case No.                                                                                                                                                                     | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1559E                                                                                                                                                                   | 201409126165                                                                | 9/12/2014                                    |                                                                 |
| <input checked="" type="checkbox"/> Addition/<br>Alteration                                                                                                                  | <input type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Replace and reconfigure window openings on front facade. Fill in front entry. Add deck and railing at front facade. |                                                                             |                                              |                                                                 |

**STEP 1: EXEMPTION CLASS**

## TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                      |                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b> |                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/>                                                                  | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>                                                                             | <b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>                                                                             | <b>Class</b> _____                                                                                                                                                                                                                                                                     |

**STEP 2: CEQA IMPACTS**

## TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                        | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                        | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                              | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Slope = or &gt; 20% :</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                       |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                                     | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Serpentine)</i>                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an <u>Environmental Planner</u>.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input checked="" type="checkbox"/>                                                                                                                                                                          | Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments and Planner Signature (optional): Jean Poling                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | 2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                             | 3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.                                                                                                                                                                                                              |
| <input type="checkbox"/>                                             | 5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                             | 6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                             | 7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                             | 8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| <b>Note: Project Planner must check box below before proceeding.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                             | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                  | Project does <b>not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                             | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                             | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

|                                             |                                                                                                                                                                                             |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Check all that apply to the project.</b> |                                                                                                                                                                                             |
| <input type="checkbox"/>                    | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>                    | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>                    | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>                    | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>                    | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>                    | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>                    | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                     |                                                                                                                                                                                                                                                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | 8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):                                                                                                       |
| <input checked="" type="checkbox"/> | 9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated 12/19/2014 (see attached) |

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

|                                     |                                                                                                                                                                                   |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | Further environmental review required. Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. GO TO STEP 6.             |
| <input checked="" type="checkbox"/> | Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6. |

Comments (optional):

Preservation Planner Signature: Allison VanderSlie

#### STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                          |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review |                               |
| STOP! Must file an Environmental Evaluation Application.                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                          |                               |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                             |                               |
| Planner Name: Allison VanderSlie                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                          | Signature: Allison VanderSlie |
| Project Approval Action:<br>Select One: Building Permit<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                                           |                                                                                                                                                                                                                                          | 12/29/2014                    |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                          |                               |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Preservation Team Meeting Date: 12/19/2014 Date of Form Completion 12/19/2014

| PROJECT INFORMATION: |                              |               |
|----------------------|------------------------------|---------------|
| Planner:             | Address:                     |               |
| Allison Vanderslice  | 265 Marina Blvd.             |               |
| Block/Lot:           | Cross Streets:               |               |
| 0436C/020            | Fillmore and Webster streets |               |
| CEQA Category:       | Art. 10/11:                  | BPA/Case No.: |
| B                    |                              | 2014.1559E    |

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

| PURPOSE OF REVIEW:                    |                                     |                                       | PROJECT DESCRIPTION:                        |                                             |
|---------------------------------------|-------------------------------------|---------------------------------------|---------------------------------------------|---------------------------------------------|
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC | <input checked="" type="radio"/> Alteration | <input type="radio"/> Demo/New Construction |

DATE OF PLANS UNDER REVIEW: 9/12/2014

| PROJECT ISSUES:                                                                                                                                                                                                                                                                                    |                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                           | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                                                                                                                                                                                                                  |                                                        |
| The proposed project consists of remodeling the primary facade including reconfiguring window openings, filling in the front entry, and adding a deck. A Supplemental Information for Historic Resource Determination form (Supplemental) was submitted by the project sponsor to aid this review. |                                                        |

| PRESERVATION TEAM REVIEW:                                                                                             |                                                               |                                                                                                                       |                                                               |                           |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                               | <input type="radio"/> Yes                                                                                             | <input checked="" type="radio"/> No *                         | <input type="radio"/> N/A |
| Individual                                                                                                            |                                                               | Historic District/Context                                                                                             |                                                               |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: |                                                               | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                                                               |                           |
| Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 1 - Event:                                                                                                  | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 2 - Persons:                                                                                                | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 3 - Architecture:                                                                                           | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No | Criterion 4 - Info. Potential:                                                                                        | <input type="radio"/> Yes <input checked="" type="radio"/> No |                           |
| Period of Significance:                                                                                               | n/a                                                           | Period of Significance:                                                                                               | n/a                                                           |                           |
|                                                                                                                       |                                                               | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                               |                           |

|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

Constructed in 1932, 265 Marina Boulevard is a three-story, L-shaped plan, stucco-clad building with Spanish Colonial Revival detailing. The property was remodeled in 1998 and the third-story turret on the primary facade was added at that time. Based on the information provided in the Supplemental form and additional research by Department staff, the subject property at 265 Marina Blvd. is not an historical resource under CEQA.

The subject property was developed in 1932 with owner F. L. McAfee listed as the contractor on the original building permit. The majority of this portion of the Marina neighborhood was developed between the late 1920s and late 1930s, following the first wave of major residential development in the Marina that occurred in the early 1920s after the closing of the Panama-Pacific International Exhibition (PPIE) in 1915. Although the neighborhood is indirectly related to the PPIE as an event that sparked development in the area, the subject property does not retain any elements that express this relationship to the historical event. The area does not appear to be directly associated with any other significant historical events. Therefore, the subject property is not significant under Criterion 1. Based on the Supplemental form, no significant persons are associated with the subject building. The subject property is not significant under Criterion 2.

The subject building is a three-story, single-family residential building that was remodeled in 1998 and does not appear to be a significant example of a type, period, or style. The building is not the work of a master architect or builder. Therefore, the subject property is not significant under Criterion 3.

The subject building is not significant under Criterion 4, since this significance criteria typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

No identified or eligible district has been determined in this area. The surrounding residential neighborhood is eclectic in type, style, and massing, and lacks the cohesion necessary to be considered as an historic district. Additionally an HRER completed for 245 Marina Boulevard (Case #2012.0015E) in March of 2012 found the subject block not to be an historic district and no additional evidence has come to light that would change this determination.

|                                                                        |            |
|------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:      |
| <i>Uma Da</i>                                                          | 12-23-2014 |



Primary façade.



Close up of façade.







# SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT  
DOCUMENTS DEPARTMENT

JAN -7 2014

SAN FRANCISCO  
PUBLIC UTILITIES

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                |                                                                             |                                              |                                                                 |
|----------------------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                |                                                                             | Block/Lot(s)                                 |                                                                 |
| 1219 Cole St.                                                  |                                                                             | 1284/004                                     |                                                                 |
| Case No.                                                       | Permit No.                                                                  | Plans Dated                                  |                                                                 |
| 2014.1089E                                                     |                                                                             | 6/20/2014                                    |                                                                 |
| <input type="checkbox"/> Addition/<br>Alteration               | <input type="checkbox"/> Demolition<br>(requires HRER if over 50 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.          |                                                                             |                                              |                                                                 |
| VERTICAL & HORIZONTAL EXPANSION OF (E) SINGLE FAMILY RESIDENCE |                                                                             |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**Note: If neither class applies, an *Environmental Evaluation Application* is required.\***

|                                     |                                                                                                                                                                                    |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | <b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.       |
| <input type="checkbox"/>            | Class__                                                                                                                                                                            |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

**If any box is checked below, an *Environmental Evaluation Application* is required.**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Comments and Planner Signature (optional):</b> Jean Poling                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

|                                     |                                                                                                         |
|-------------------------------------|---------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <b>Category A: Known Historical Resource. GO TO STEP 5.</b>                                             |
| <input checked="" type="checkbox"/> | <b>Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.</b>                  |
| <input type="checkbox"/>            | <b>Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.</b> |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 1. <b>Change of use and new construction.</b> Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                           | Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                      | Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                             |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                             |
| <input type="checkbox"/>             | 1. Project involves a <b>known historical resource</b> (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                                |
| <input type="checkbox"/>             | 2. <b>Interior alterations to publicly accessible spaces.</b>                                                                                                                               |
| <input type="checkbox"/>             | 3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                       |
| <input type="checkbox"/>             | 4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.                                                                                  |
| <input type="checkbox"/>             | 5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.                                                                             |
| <input type="checkbox"/>             | 6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                      |
| <input type="checkbox"/>             | 7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |

|                                                                                                      |                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                             | 8. <b>Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties</b> (specify or add comments):                                                                 |
| <input checked="" type="checkbox"/>                                                                  | 9. <b>Reclassification of property status to Category</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: <u>11/25/14</u> (attach HRER)<br>b. Other (specify): |
| <b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b> |                                                                                                                                                                                                                  |
| <input type="checkbox"/>                                                                             | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>                       |
| <input checked="" type="checkbox"/>                                                                  | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>                  |
| Comments (optional):                                                                                 |                                                                                                                                                                                                                  |
| Preservation Planner Signature: <u>Molly Cate</u>                                                    |                                                                                                                                                                                                                  |

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):<br><div style="margin-left: 20px;"> <input type="checkbox"/> Step 2 – CEQA Impacts<br/> <input type="checkbox"/> Step 5 – Advanced Historical Review         </div> <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                                                                             |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | No further environmental review is required. The project is categorically exempt under CEQA.                                                                                                                                                                                                                                                                      |                                                                                                             |
| Planner Name: <u>S. Callaghan</u><br>Project Approval Action:<br>Select One<br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                   | Signature or Stamp:<br><br><div style="text-align: center;"> <u>Molly Cate</u>      12/30/14         </div> |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                             |

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

|                                                                                                           |                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                             |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                  | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                  | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                  | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                  | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |



| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                       |                           |                                       |                           |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------|---------------------------|
| Historic Resource Present                                                                                             |                                                                                                                       | <input type="radio"/> Yes | <input checked="" type="radio"/> No * | <input type="radio"/> N/A |
| Individual                                                                                                            | Historic District/Context                                                                                             |                           |                                       |                           |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |                           |                                       |                           |
| Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    | Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    |                           |                                       |                           |
| Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                   | Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                   |                           |                                       |                           |
| Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             | Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             |                           |                                       |                           |
| Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          | Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          |                           |                                       |                           |
| Period of Significance: <input type="text"/>                                                                          | Period of Significance: <input type="text"/>                                                                          |                           |                                       |                           |
|                                                                                                                       | <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                           |                                       |                           |



|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

**PRESERVATION TEAM COMMENTS:**

The two-story, wood-frame, vernacular single-family building located at 1219 Cole Street does not appear to be eligible for listing on the California Register either as an individual resource or as a contributing resource to a district. The building was constructed in 1908 by an unknown builder/architect. The building was originally constructed as a one-and-a-half-story private school, but by 1950 it had been converted to a two-story, two-unit residential building. In 1979, the original front porch was replaced. In 2004, the house was raised approximately 2 feet to accommodate a garage and the original shingle siding was replaced with horizontal wood siding.

While the form of the building remains essentially intact, the vernacular building does not display distinctive period details or craftsmanship. For these reasons, the building does not appear to be eligible for its design under Criterion 3. The building does date to the reconstruction period following the 1906 Earthquake and Fire; however, the building does not retain strong integrity from this period and is not an important example of reconstruction architecture. Furthermore, research did not reveal any associations with events or persons related to the history of San Francisco or the nation. While it is interesting that the building was originally used as a private school and occupied by the proprietor, Mae Brackett, the fact is not important in the historic of the City. Therefore, the building does not appear to be eligible under Criteria 1 or 2 either. The property does not appear eligible for information potential under Criterion 4.

|                                                                        |          |
|------------------------------------------------------------------------|----------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:    |
| <i>[Signature]</i>                                                     | 12-12-14 |







# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|                                                                                                                                            |                                                                                        |                                              |                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------|
| Project Address                                                                                                                            |                                                                                        | Block/Lot(s)                                 |                                                                 |
| 495 Buckingham Way                                                                                                                         |                                                                                        | 7295/022                                     |                                                                 |
| Case No.                                                                                                                                   | Permit No.                                                                             | Plans Dated                                  |                                                                 |
| 2014.1412E                                                                                                                                 | 2014.04.28, 4928 (landscape demo)                                                      |                                              |                                                                 |
| <input type="checkbox"/> Addition/<br>Alteration                                                                                           | <input checked="" type="checkbox"/> Demolition<br>(requires HRER if over 45 years old) | <input type="checkbox"/> New<br>Construction | <input type="checkbox"/> Project Modification<br>(GO TO STEP 7) |
| Project description for Planning Department approval.<br>Demolition of (e) vacant one-story commercial structure; replace with landscaping |                                                                                        |                                              |                                                                 |

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

**\*Note: If neither class applies, an *Environmental Evaluation Application* is required.\***

|                                     |                                                                                                                                                                                                                                                                                 |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.                                                                                                                                                                                |
| <input type="checkbox"/>            | Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU. |
| <input type="checkbox"/>            | Class__                                                                                                                                                                                                                                                                         |

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> | <b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/> | <b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i> |

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                       | <i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)                                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>                                                                        |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b> |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>                                                                                                                |
| <input type="checkbox"/>                                                                                                                                                                              | <b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>*If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <input checked="" type="checkbox"/>                                                                                                                                                                   | <b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments and Planner Signature (optional):                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

|                                                                     |                                                                                                  |
|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map) |                                                                                                  |
| <input type="checkbox"/>                                            | Category A: Known Historical Resource. GO TO STEP 5.                                             |
| <input checked="" type="checkbox"/>                                 | Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.                  |
| <input type="checkbox"/>                                            | Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6. |

**STEP 4: PROPOSED WORK CHECKLIST**  
TO BE COMPLETED BY PROJECT PLANNER

|                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project.                          |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input type="checkbox"/>                                      | 1. Change of use and new construction. Tenant improvements not included.                                                                                                                                                                                                                                                                                                                                                |
| <input type="checkbox"/>                                      | 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.                                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the <i>Residential Design Guidelines</i> .                                                                                                                                                                                                      |
| <input type="checkbox"/>                                      | 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                                 |
| <input type="checkbox"/>                                      | 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | 7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .                                                                                                                                                                                                                                                            |
| <input type="checkbox"/>                                      | 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features. |
| Note: Project Planner must check box below before proceeding. |                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <input checked="" type="checkbox"/>                           | Project is not listed. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>                                      | Project does not conform to the scopes of work. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                      | Project involves four or more work descriptions. <b>GO TO STEP 5.</b>                                                                                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>                                      | Project involves less than four work descriptions. <b>GO TO STEP 6.</b>                                                                                                                                                                                                                                                                                                                                                 |

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
TO BE COMPLETED BY PRESERVATION PLANNER

|                                      |                                                                                                                                                                                     |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check all that apply to the project. |                                                                                                                                                                                     |
| <input type="checkbox"/>             | 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.                               |
| <input type="checkbox"/>             | 2. Interior alterations to publicly accessible spaces.                                                                                                                              |
| <input type="checkbox"/>             | 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.                                                      |
| <input type="checkbox"/>             | 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.                                                                                 |
| <input type="checkbox"/>             | 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.                                                                            |
| <input type="checkbox"/>             | 6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.                     |
| <input type="checkbox"/>             | 7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> . |



|                                     |                                                                                                                                                                                                                                        |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | 8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):                                                                                |
| <input type="checkbox"/>            | 9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):<br><br>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____                                          |
| <input checked="" type="checkbox"/> | 10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator)<br>a. Per HRER dated: _____ (attach HRER)<br>b. Other (specify): Per PTR form dated 12/23/14 |

**Note:** If ANY box in STEP 5 above is checked, a Preservation Planner **MUST** check one box below.

|                                     |                                                                                                                                                                                                 |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>      |
| <input checked="" type="checkbox"/> | <b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b> |

Comments (optional):

Preservation Planner Signature: Marcelle Boudreaux 12/31/14

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                           |                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 – CEQA Impacts<br><input type="checkbox"/> Step 5 – Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b> |                                                |
| <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                | <b>No further environmental review is required.</b> The project is categorically exempt under CEQA.                                                                                                                                                                                                                       |                                                |
|                                                                                                                                                                                                                                                                                                                                                                    | <b>Planner Name:</b> Marcelle Boudreaux<br><b>Project Approval Action:</b><br><b>Building Permit</b><br><small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>                                                     | <b>Signature:</b><br><u>Boudreaux</u> 12/31/14 |
| Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. |                                                                                                                                                                                                                                                                                                                           |                                                |



**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

|                                                |                              |                                             |
|------------------------------------------------|------------------------------|---------------------------------------------|
| Project Address (If different than front page) |                              | Block/Lot(s) (If different than front page) |
|                                                |                              |                                             |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
|                                                |                              |                                             |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|                                                |                              |                                             |
| Modified Project Description:                  |                              |                                             |
|                                                |                              |                                             |

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

|                                                                                                            |                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Compared to the approved project, would the modified project:                                              |                                                                                                                                                                                                                    |
| <input type="checkbox"/>                                                                                   | Result in expansion of the building envelope, as defined in the Planning Code;                                                                                                                                     |
| <input type="checkbox"/>                                                                                   | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;                                                                                                              |
| <input type="checkbox"/>                                                                                   | Result in demolition as defined under Planning Code Section 317 or 19005(f)?                                                                                                                                       |
| <input type="checkbox"/>                                                                                   | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |
| If at least one of the above boxes is checked, further environmental review is required. <b>CATEX FORM</b> |                                                                                                                                                                                                                    |

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                           | The proposed modification would not result in any of the above changes. |
| If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. |                                                                         |
| Planner Name:                                                                                                                                                                                                                                                                                                                                                      | Signature or Stamp:                                                     |
|                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

1650 Mission St  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

|                                 |  |                         |            |
|---------------------------------|--|-------------------------|------------|
| Preservation Team Meeting Date: |  | Date of Form Completion | 12/16/2014 |
|---------------------------------|--|-------------------------|------------|

|                      |                                         |               |
|----------------------|-----------------------------------------|---------------|
| PROJECT INFORMATION: |                                         |               |
| Planner:             | Address:                                |               |
| Marcelle Boudreaux   | 495 Buckingham Way                      |               |
| Block/Lot:           | Cross Streets:                          |               |
| 7295022              | 19th Ave, 400 feet north of Winston Dr. |               |
| CEQA Category:       | Art. 10/11:                             | BPA/Case No.: |
|                      |                                         | 2014.1412E    |

|                                       |                                     |                                                        |                                  |
|---------------------------------------|-------------------------------------|--------------------------------------------------------|----------------------------------|
| PURPOSE OF REVIEW:                    |                                     | PROJECT DESCRIPTION:                                   |                                  |
| <input checked="" type="radio"/> CEQA | <input type="radio"/> Article 10/11 | <input type="radio"/> Preliminary/PIC                  | <input type="radio"/> Alteration |
|                                       |                                     | <input checked="" type="radio"/> Demo/New Construction |                                  |

|                             |         |
|-----------------------------|---------|
| DATE OF PLANS UNDER REVIEW: | 9/11/14 |
|-----------------------------|---------|

|                                                                                                  |                                                        |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| PROJECT ISSUES:                                                                                  |                                                        |
| <input type="checkbox"/>                                                                         | Is the subject Property an eligible historic resource? |
| <input type="checkbox"/>                                                                         | If so, are the proposed changes a significant impact?  |
| Additional Notes:                                                                                |                                                        |
| Proposing demolition of existing vacant one-story commercial structure; replace with landscaping |                                                        |

|                                                                                                                       |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| PRESERVATION TEAM REVIEW:                                                                                             |                                                                                                                       |
| Historic Resource Present <input type="radio"/> Yes <input checked="" type="radio"/> No * <input type="radio"/> N/A   |                                                                                                                       |
| Individual                                                                                                            | Historic District/Context                                                                                             |
| Property is individually eligible for inclusion in a California Register under one or more of the following Criteria: | Property is in an eligible California Register Historic District/Context under one or more of the following Criteria: |
| Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    | Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No                                    |
| Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                  | Criterion 2 - Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No                                  |
| Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             | Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No                             |
| Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          | Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No                          |
| Period of Significance: <input type="text"/>                                                                          | Period of Significance: <input type="text"/>                                                                          |
| <input type="radio"/> Contributor <input type="radio"/> Non-Contributor                                               |                                                                                                                       |

|                                                        |                           |                                     |                                      |
|--------------------------------------------------------|---------------------------|-------------------------------------|--------------------------------------|
| Complies with the Secretary's Standards/Art 10/Art 11: | <input type="radio"/> Yes | <input type="radio"/> No            | <input checked="" type="radio"/> N/A |
| CEQA Material Impairment:                              | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Needs More Information:                                | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Requires Design Revisions:                             | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |
| Defer to Residential Design Team:                      | <input type="radio"/> Yes | <input checked="" type="radio"/> No |                                      |

\* If No is selected for Historic Resource per CEQA, a signature from Senior Preservation Planner or Preservation Coordinator is required.

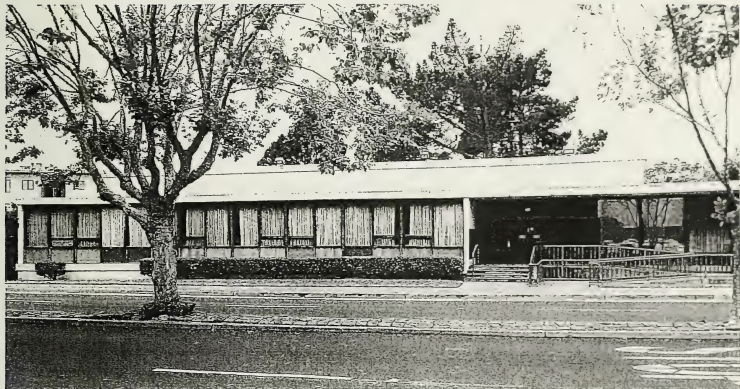
#### PRESERVATION TEAM COMMENTS:

According to building permit record history provided in the historic resource evaluation, the structure located at 495 Buckingham Way does not have an original building permit, but was relocated here from an original location at 3455 19th Avenue. In 1948 an original building permit was issued for an office building at 3455 19th Avenue, with Angus McSweeney as architect. This building shows on the 1950 Sanborn map as a one-story L-shaped wood-framed office building, and is noted as having a "partly stone veneered front". A building permit was issued in June 5, 1953, to temporarily relocate the structure from 19th Avenue to Buckingham Way, approximately 400 feet north of Winston Drive, where the subject building is currently sited. For the relocation permit, the architect is Welton Becket, and details on the permit indicate the building was to be "redecorated". No plans were provided. At the time of its move to the current location in 1953, 495 Buckingham Way was expanded in footprint, and either then or afterward its façade was given a concave curve. A signage permit in 1973 includes a sketch of the main façade: an entry at the northern part of the main façade, a band of wood-framed windows to the south of the entry, and plain yet strong base and attic elements. A 1985 Sanborn map indicates the subject building with curved façade. Both of these elements are reflected in existing conditions. Documented modifications include demolition of a rear wing (1974), introduction of an ATM into windows north of the entry (1982; since replaced with sheet metal) and addition of an accessibility ramp at the main façade (1989). The paired doors, transom and sidelight, all in metal frames, are a likely alteration, as are the plywood panels at the base of the windows south of the entry. The structure is currently vacant, in fair condition, and maintains its basic character, however, does not possess high artistic value for listing individually under Criterion 3 in the California Register. Its current form is a minor example of the architecture of Becket. No known historic events occurred at the property (Criterion 1) and none of the owners or occupants have been identified as important to history (Criterion 2) for listing in the California Register of Historic Resources, respectively. Early site planning for the Stonestown development included the retail Stonestown Shopping Center and the housing complex. Most commercial uses are across Buckingham Way or further north. Stonestown shopping center (substantial demolition and renovation in the 1980s) retains little integrity, and the subject office use would not contribute to a potential historic retail district. Subject property, added after completion of housing complex, is on the periphery of that area, and would not contribute to a possible historic district focused on housing or site planning. Therefore, 495 Buckingham Way is not eligible for listing in the California Register either individually or as part of a district.

|                                                                        |            |
|------------------------------------------------------------------------|------------|
| Signature of a Senior Preservation Planner / Preservation Coordinator: | Date:      |
| <i>Uma Dr</i>                                                          | 12-23-2014 |

**HISTORICAL EVALUATION of  
495 BUCKINGHAM WAY, SAN FRANCISCO**

*According to California Register Criteria*



*View looking west toward 495 Buckingham Way*

by

William Kostura, architectural historian  
P. O. Box 60211  
Palo Alto, CA 94306  
(650) 815-1174

August 2014











